



An attractive, detached and very private double fronted three bedroom cottage style home for sale for the first time since the current vendors completed building in 2006. With breathtaking countryside views which offer spectacular sunsets from the rear private garden and parking for several vehicles. Local S106 applies, please phone for further detail. Council Tax Band C. Freehold. EPC C71.

### Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

### Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.

### Agents Note 2

The owner of this property works at Olivers Estate Agents. Local S106 applies, please contact us for further information.





