2 CARNBRAE COTTAGE, ABBOTSHAM, EX39 5AP   £315,000

Occupying a central village position, 2 Carnbrae Cottages is a two bedroom terrace house with adaptable attic room being well presented throughout and situated within easy reach of all village amenities and with the benefit of a delightful sunny rear garden.

The property is immaculately presented with tasteful décor and spacious accommodation.

In brief comprising of an entrance porch leading into the welcoming entrance hallway, 11'1 fully fitted modern Kitchen and dual aspect 22'3 Lounge/Dining Room. There is a door that leads from the kitchen into a useful rear storage room and further door opening onto the rear garden.
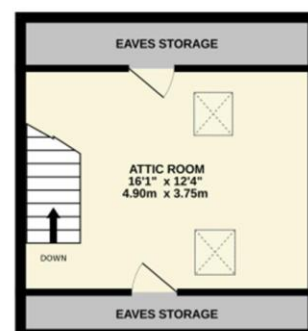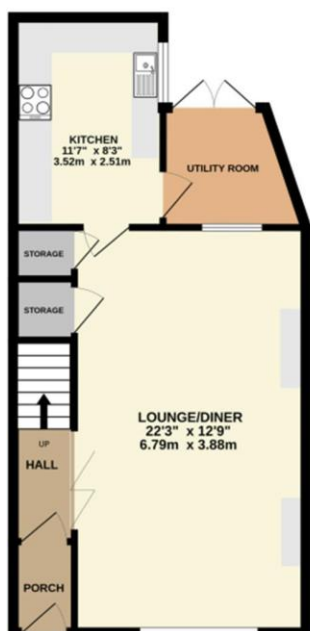
To the first floor there are two double bedrooms, and a larger than average family shower room. From the landing there are paddle stairs giving access to the attic room with two Velux windows, which can be used as an occasional third bedroom or study/hobby room.

Fully enclosed garden is approximately 25 yards from the cottage, along a shared stone chipped footpath. The beautiful garden is a little haven, it includes a level lawn bordered by flowers, shrubs & bushes with a path to a summer house complete with power via solar panels and a wood burning stove.

Services: Mains electricity & water are connected. LPG central heating.
Energy Performance Certificate: E (39)
Council Tax: BAND B (£1,801.76 per annum)