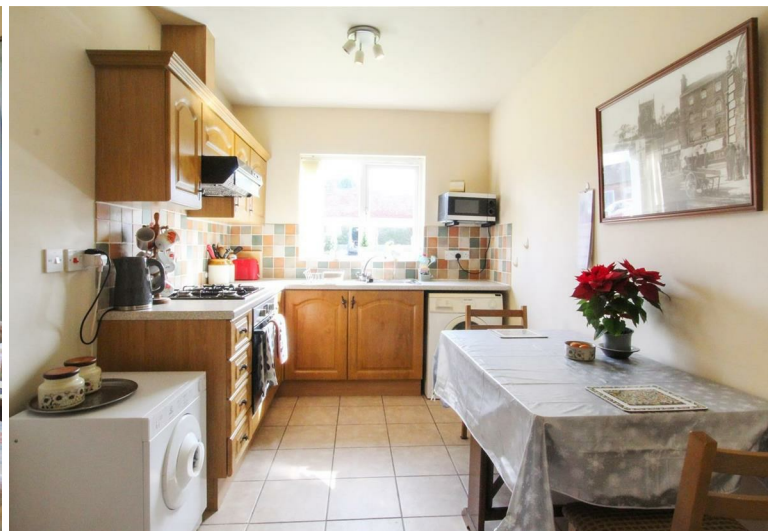




## Tellis Place

Measham

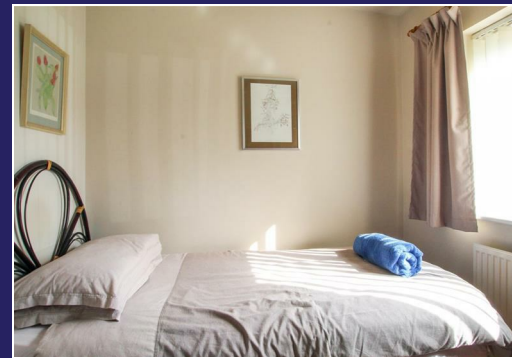
Asking Price £169,750



# Tellis Place

Measham

Asking Price £169,750



**Tenure**  
Freehold

## Accommodation Details

Located on an exclusive development for occupiers over the age of 55. This two bedroom terrace bungalow is available with no upward chain. There is a monthly maintenance charge of £60 to cover the gardening and upkeep of the communal areas.

## External and Approach

Located at the far end Tellis place at the end of the private cul-de-sac in a quiet and private location. This property comes with one parking space and use of shared visitor parking spaces. There is a large front lawn maintained with the communal gardens through the Maintenance Company at a cost of £60 per month. There is a paved path leading up to the entrance with an additional paved area for pots and plants. There is a porch with quarry style tiles to the floor and light allowing access via the white UPVC door with gold letterbox and handle.

## Entrance Hall

A wide entrance hall leading off to the bedrooms, wet room, kitchen and living room. Decorated in magnolia with cream carpets to the floor, single pendant ceiling light, loft access, single radiator with thermostatic controls and a wall mounted thermostat for the heating. Airing cupboard housing Worcester Bosch combi boiler and storage shelving.

## Bedroom One

12'6" x 8'0" (3.83 x 2.46)

Located at the rear of the property. This comfortable double bedroom has a large window looking out to the communal lawn area. Decorated in magnolia with cream carpets giving this room a nice light feel. There is a wall mounted radiator along with multiple plug sockets and a pendant ceiling light.

## Bedroom Two

8'0" x 7'10" (2.46 x 2.40)

At the front of the property is a bright, sunny room with blinds fitted to the window and a curtain pole. This room has been decorated in magnolia with cream carpets. There is a wall mounted thermostatic controlled radiator along with plug sockets and the electrical consumer unit.

## Wet Room

8'0" x 6'8" (2.44 x 2.05)

A modern wet room has cream and terracotta coloured tiles. In situ is a Mira electric shower with handrail, WC, hand basin and radiator. This room also has a concealed light and extractor fan.

## Living Room

12'7" x 10'5" (3.86 x 3.20)

Located at the rear of the property and benefiting from sliding patio doors leading out onto the private patio and communal gardens. This room is decorated in magnolia with cream carpets. In addition there is also a radiator, multiple plug sockets and aerial point as well as a gas fireplace. Down lighters along the main wall with a central ceiling light.

## Kitchen

14'11" x 7'9" (4.56 x 2.38)

The kitchen is located at the front of the property and has multiple plug sockets. With an L shape worktop and wood effect wall and base units there is plenty of space for storage. To the walls you will find soft toned square tiles running the whole length of the units. This room also has plumbing for one appliance and comes with an electric oven with four ring gas burner hob and built-in extractor fan. A bright room with a large window looking out onto the front lawn and parking bays. This room also has plenty of space for a small dining table and chairs.

## Gardens

The occupant of this property will be able to benefit from the communal gardens which are maintained by the management

Tel: 01530 271313

company at a cost of £60 per month. West facing you also benefit from a small patio area and some outside storage. You will note that there are some high laurel trees which shield the view from the houses beyond

Local Authority and Council Tax Band  
North West Leicestershire District Council  
Band B

Postcode for Sat Navs  
DE12 7GZ

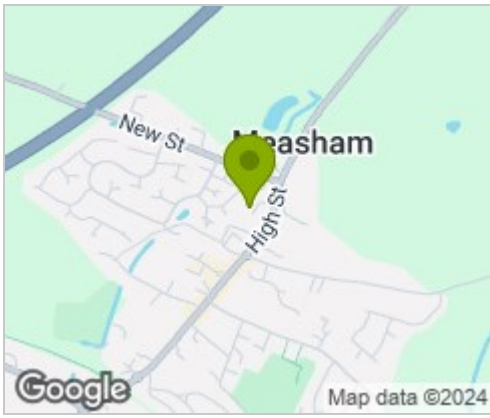
#### Out of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

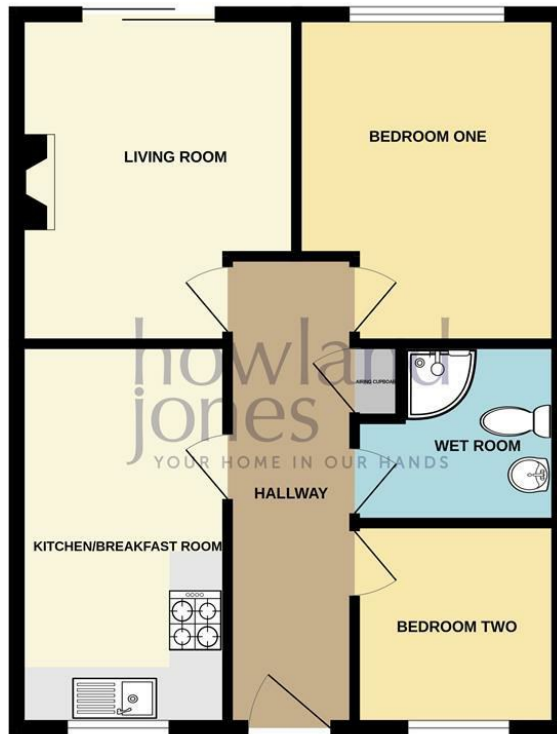
#### Property to Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR



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**Council Tax band: B. Tenure: Freehold**

**Viewing**

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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