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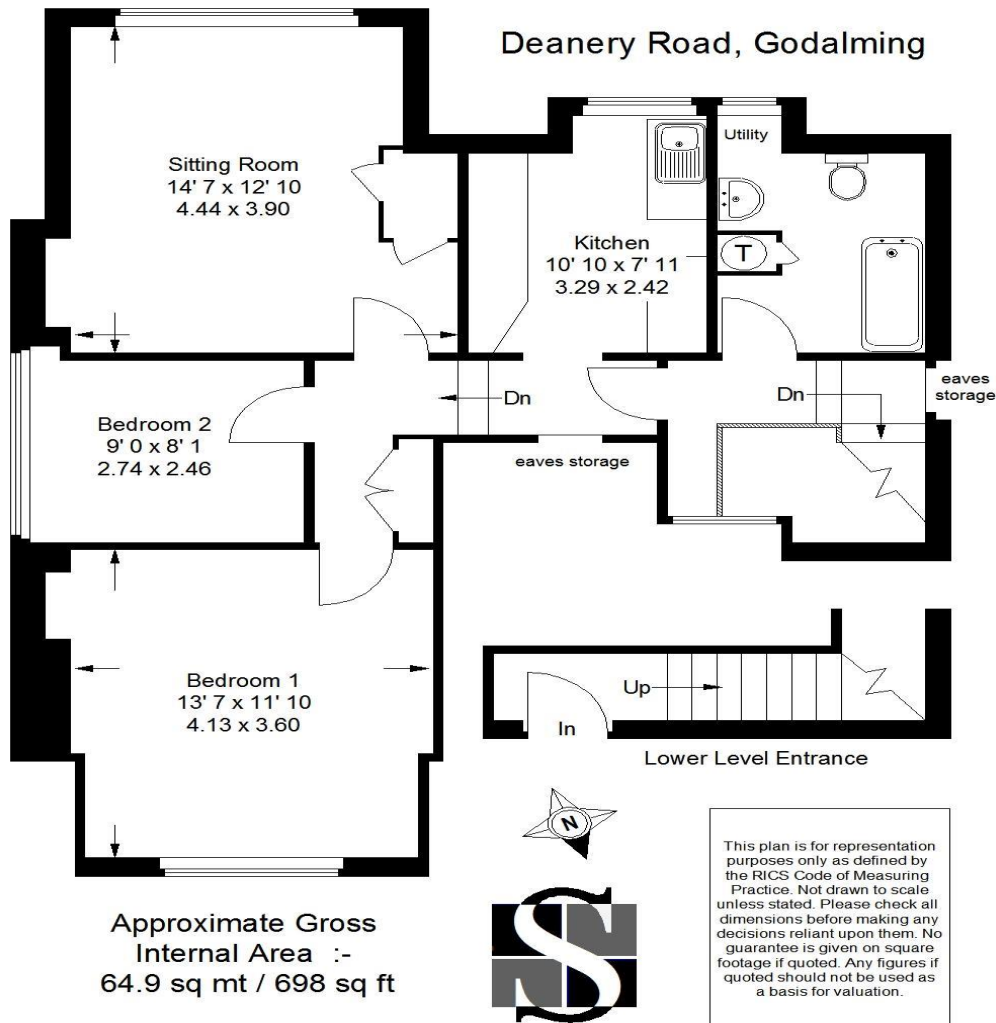


Y-Bryn, Deanery Road, Godalming, Surrey GU7 2PQ

£299,950

Superb two double bedroom top floor conversion apartment situated in this rarely available residential road and in an elevated position with distant views * Less than half a mile to the mainline railway station and town centre * Recently refurbished with deceptively spacious (c. 698 sq.ft.) and well proportioned accommodation * Own front door and L-shaped entrance hallway * 14'7" x 12'10" Sitting room with distant southerly views * Luxury refitted kitchen and shower room * Two double bedrooms * Extensive eaves storage space * Gas fired central heating to radiators * EPC rating F * VIEWING HIGHLY RECOMMENDED *

Deanery Road, Godalming



Important Notice. Every effort is made to ensure that our sales particulars are correct and reliable. The information contained in these sales particulars does not form any part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. We do not test services, systems and appliances and we are therefore unable to verify that they are in working order.

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

SITUATION The property is situated in one of Godalming's highly sought after and prestigious residential roads mainly consisting of character properties, set in a slightly elevated position with stunning views over Godalming and ideally located within half a mile of the main line railway station and Godalming town centre. Godalming is a unique Saxon town over 1200 years old, with interesting old pubs, museum and churches. There is a wide variety of pubs and restaurants suiting all tastes and pockets, shops, many in buildings that are over 500 years old, as well as two superstores at the lower end of the town near the historic River Wey and the Wey Navigation Canal, the oldest in the world. The mainline station offers an excellent service to both London Waterloo and Portsmouth. The A3 provides links to London and the South Coast as well as the M25 to Heathrow and Gatwick airports.

DESCRIPTION The property is an exceptionally attractive split level character conversion apartment with mix of pale brick and clay tiled elevations further enhanced by some bargate stone and timber/rendered detailing under a clay tiled pitched roof. The property is approached via an external staircase shared with an immediately neighbouring property leading to its own front door at first floor level, rising to an L-shaped, central hallway with an extensive eaves storage cupboard, further eaves storage area housing a 'Worcester Bosch' gas fired boiler and separate built-in double cupboard. The sitting/dining room is fantastically proportioned and extends to 14'7" x 12'10", enjoying a lovely southerly outlook given its elevated position. The newly fitted hand made bespoke kitchen/breakfast room is fitted with a range of cream fronted eye and base level units with solid walnut work surfaces and breakfast bar further complimented by a stainless steel four burner gas hob with matching electric oven and recirculating fan. The newly fitted luxury shower room boasts a large walk-in shower, pedestal wash basin and low level w.c. The two bedrooms are larger than one would expect from a property of this type and are at least of a double size with the main bedroom extending to 13'7" x 11'10". **A VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY, ITS HIGHLY CONVENIENT AND DESIRABLE POSITION AS WELL AS ITS SUPERB OUTLOOK WITH DISTANT VIEWS TOWARDS GODALMING TOWN.**

TENURE Share of Freehold with approx. 999 year lease.

FREEHOLDER Y-Bryn Management Company

MAINTENANCE CHARGE £60 per month to include buildings insurance, water rates and repairs.

LIKELY RENTAL FIGURE Following advice from our Letting Department we understand the property could potentially rent out on a monthly basis for £1100 pcm.

SERVICES The property has mains water, electricity, gas fired central heating and mains drainage.

COUNCIL TAX Band C Current assessment for 2017/2018 - £1,592.05.

VIEWING Strictly by appointment through Seymours Estate agents, 13-15 Wharf Street, Godalming, Surrey. GU7 1NN. Tel. 01483 420555.

DIRECTIONS From our offices at 13-15 Wharf Street, continue down Wharf Street and follow the road round to the right into Bridge Street. At the T Junction turn right and stay in the left hand lane, continuing over the roundabout over Town Bridge. At the next roundabout turn left into Chalk Road. Follow the road under the railway bridge and take the next right hand turning at the crossroads into Deanery Road. The property can be found after a short distance on the right hand side.



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Seymours, 13-15 Wharf Street, Godalming, Surrey GU7 1NN.
Tel 01483 420555 email: sales@seymours-godalming.co.uk