



Templemere, Weybridge, KT13



Description:

This excellent Span Home is part of the well known Templemere development created by the renowned architect Eric Lyons offering spacious open plan living to the ground floor, with a fitted kitchen, 3 bedrooms, family bathroom courtyard garden and a garage, also with visitor parking

The characteristic angular modernist designed development has 65 houses set in a 12 acre conservation area with beautifully maintained grounds and woodland running down to Broadwater Lake.

A particular feature of this design is the bright and airy accommodation afforded to all rooms, partially because of the full length, floor to ceiling windows in these property.



Oatlands Village has well supported shops close by, with the larger shopping areas of both Weybridge and Walton -on-Thames equidistant with their array of shops, restaurants, independent outlets, wine bars and pubs. There are also easily assessable riverside walks along the Rivers Wey and Thames.

The property is sold with no onward chain and we would highly recommend a viewing to fully appreciate what this home and location have to offer.

Estate Charge - £1,308 pa

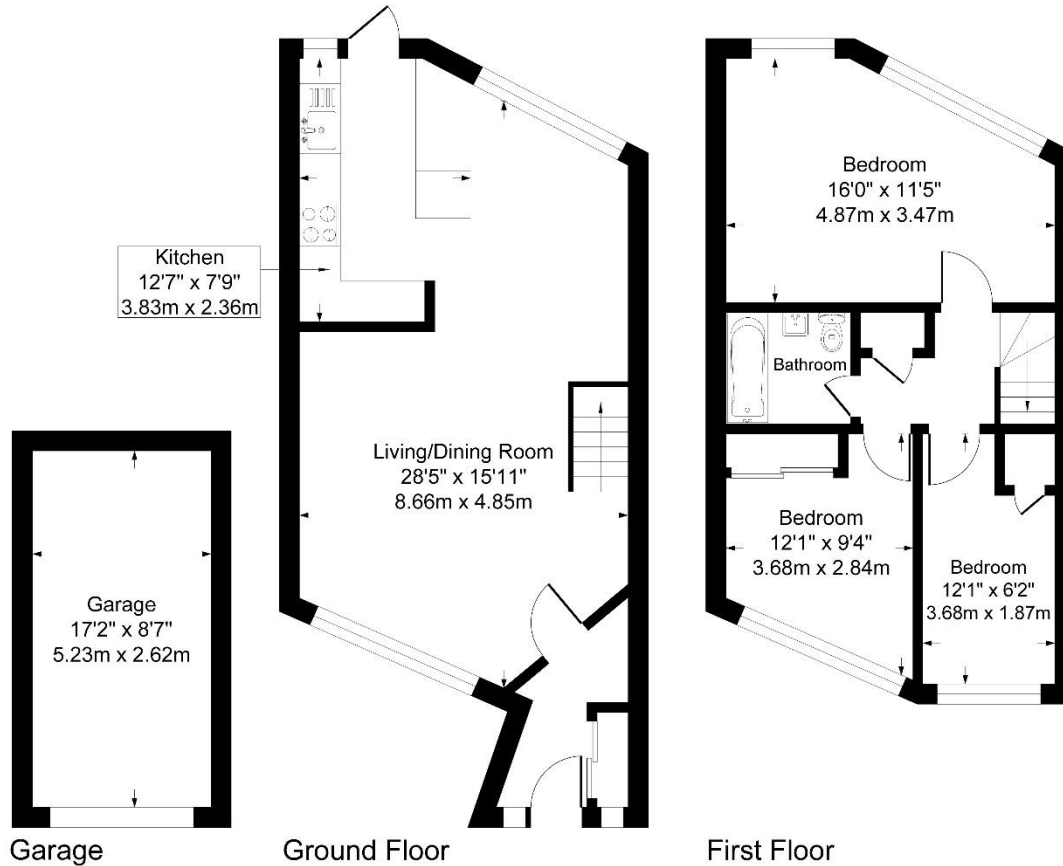




Approximate Gross Internal Area = 884 sq ft - 82 sq m

Garage Area = 147 sq ft - 14 sq m

Total Area = 1031 sq ft - 96 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

INFORMATION

TENURE: Freehold
COUNCIL TAX: E
COUNCIL: Elmbridge Borough Council
EPC: D
PRICE: £549,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

