



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

CENTRAL VILLAGE LOCATION - VIEWING ESSENTIAL. A well presented Victorian stone built cottage situated within a highly popular location close to the Village centre and its amenities. Benefitting from a **DELIGHTFUL COTTAGE GARDEN**. Comprising; living room, fitted kitchen, spacious first floor landing, **DOUBLE BEDROOM** and fitted shower room. Externally there is walled frontage together with an enclosed garden with patio, seating areas and timber shed/summerhouse.

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GROUND FLOOR

LIVING ROOM

12'1" x 12'0" (3.68m x 3.66m)

Double glazed window, entrance door, radiator, ceiling downlighters, fireplace with wooden mantel, built in storage cupboards, door and stairs to first floor, door to;



FIRST FLOOR

SPACIOUS LANDING

8'1 x 6'6 (2.46m x 1.98m)

Double glazed window, built in storage cupboard, radiator, access to roof void (offering the option to create a return stair case and additional loft room subject to the necessary consents).

BEDROOM

12'3" x 12'0" (3.73m x 3.66m)

A good sized double bedroom with fitted wardrobes, cast iron fireplace, radiator.



SHOWER ROOM

Walk in shower cubicle with shower fittings over, enclosed cistern WC, vanity wash hand basin, wood effect flooring, part tiled walls, wall panelling.



EXTERNALLY

To the front of the cottage there is a walled frontage with with plantings.

To the rear of the property lies a delightful cottage garden with patio areas, seating areas, raised borders and timber shed/summerhouse. Enclosed boundaries.



REAR PATIO



VILLAGE CENTRE

The property is located within close proximity to the Village Centre where ample free parking is available.



ST BARTHOLOMEW'S CHURCH



SURROUNDING COUNTRYSIDE



LIVING ROOM



FITTED KITCHEN

9'4 x 5'10 (2.84m x 1.78m)

Fitted with wall and base mounted units with work surfaces over, single drainer sink unit, fitted washing machine, fitted microwave, fitted two ring electric hob, space for fridge/freezer, wood effect flooring, double glazed window overlooking the rear garden, stable door to garden, under stairs storage cupboard with floor mounted central heating boiler.