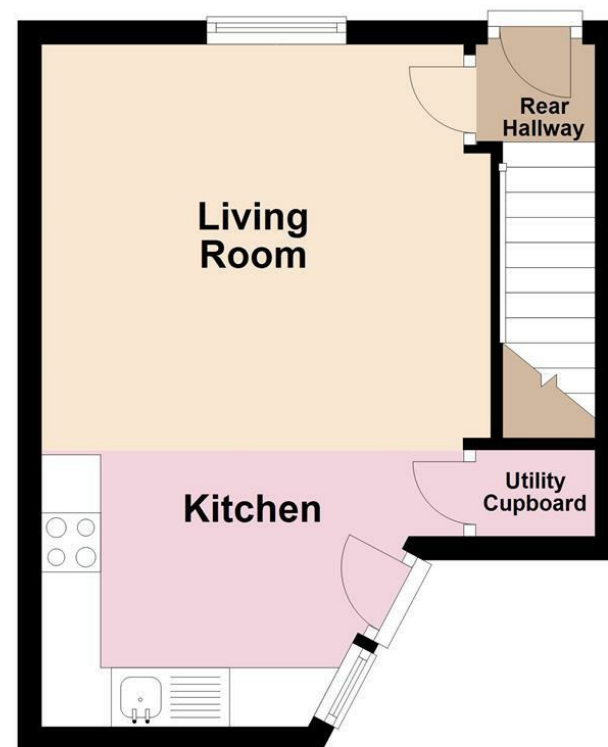


## Ground Floor



## First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



**NO ONWARD CHAIN.** A very well presented stone built barn conversion situated within a central location. Currently used as a HOLIDAY LET however would also suit a FIRST TIME BUYER. Comprising; living room with open plan fitted kitchen, rear hallway, TWO BEDROOMS and fitted bathroom. Externally there is a PARKING SPACE together with an enclosed yard.

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.



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**LIVING ROOM**

12'4" x 10'11" (3.76 x 3.33)  
Double glazed window, feature wooden shelf, tiled flooring, feature radiator, utility cupboard with wall mounted central heating boiler together with space for washing machine, opening onto;



**FITTED KITCHEN**

11'6" x 7'8" (3.51 x 2.34)  
Double glazed entrance door, double glazed window, fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, concealed lighting, fitted oven with four ring electric hob and extractor above, fitted fridge with freezer compartment, fitted dishwasher, tiled flooring.



**REAR HALLWAY**

Double glazed door to outside, stairs to first floor, radiator.

**FIRST FLOOR LANDING**

Double glazed window, access to first floor rooms.

**BEDROOM ONE**

11'6" x 9'8" (3.51 x 2.95)  
Double glazed window, radiator, access to roof void.



**BEDROOM TWO**

10'2" x 6'9" maximum (3.10 x 2.06 maximum)  
Double glazed window, radiator.



**BATHROOM**

Panelled bath with shower fittings over, low level WC, vanity wash hand basin, heated towel rail, frosted double glazed window, part tiled walls, tiled flooring, extractor fan.



**EXTERNALLY**

To the rear of the property there is an enclosed patio garden with fenced surround and gate, outside lighting.



**PARKING SPACE**

To the front of the house there is an allocated parking space together with a small frontage with seating area.



**NOTES**

Tenure: Freehold  
EPC Rating: C