









welcome to

Forge Cottage, High Street, Buckland Dinham

In need of some cosmetic updating ** An Attractive Double Fronted Character Home with large 22ft living room with sash windows and an open fire place **Large Kitchen/Diner ** 3 Double Bedrooms & Family Bathroom ** Oil Fired Central Heating & 50ft Rear Garden ** Fantastic Village Location.





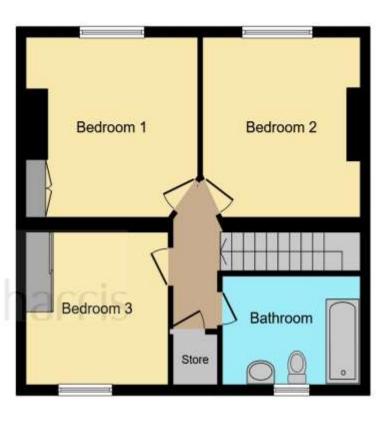












Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Sitting Room

12' 1" x 22' 6" (3.68m x 6.86m)

Kitchen Dining Room

9' 5" x 23' (2.87m x 7.01m)

Utility Area

4' 6" x 6' 10" (1.37m x 2.08m)

First Floor Landing

Main Bedroom

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

Bedroom Two

10' 9" x 12' 1" (3.28m x 3.68m)

Bedroom Three

9' 3" x 10' 3" (2.82m x 3.12m)

Bathroom

Outside

Garden

welcome to

Forge Cottage High Street, Buckland Dinham

- Well Located Character Cottage
- Maintaining Many Character Features
- Spacious Family Accommodation
- 50ft Pretty Rear Garden
- Popular Village Location
- Convenient Access To Amenities
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: D

£275.000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/FRO110082



Property Ref: FRO110082 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01373 462999



Frome@allenandharris.co.uk



9 The Bridge, FROME, Somerset, BA11 1AR



allenandharris.co.uk