

HUNTERS[®]

HERE TO GET *you* THERE



Peakes Croft

Bawtry, DN10 6RJ

Offers In The Region Of £140,000



A RARE OPPORTUNITY to acquire a two bedroom bungalow in the popular Peakes Croft over 60's development close to the centre of Bawtry which has an on site Estate Manager to offer help, advice and co-ordinate any services provided. Being sold with NO ONWARD CHAIN VIEWING IS RECOMMENDED to avoid disappointment. Please see Agents Notes for further information on fees and charges.



DESCRIPTION

Briefly comprising Entrance Hall, Lounge, Kitchen, two Bedrooms and Bathroom the property would benefit from some cosmetic refurbishment. The property benefits from gas central heating and double glazing with communal gardens surrounding the development with seating areas and parking spaces. A communal lounge, on site laundry, and guest room are also available.

Bawtry is a market town situated between Retford, and the city of Doncaster with good transport links close by via the east coast mainline and motorway network. There are a good range of amenities including shops, boutiques, restaurants and the Crown Hotel, along with a library, Heath Centre, Dentists, Gym, Crown Green Bowling Club and a Golf Club only a five minute drive away.

ACCOMMODATION

The property is accessed via a double glazed wooden door with two glass panels leading into:

L SHAPED ENTRANCE HALL 9'4" x 9'2" (2.85 x 2.81)
Providing access to Lounge, Kitchen, Bedrooms and Bathroom, cupboard housing the Logic boiler and shelving, radiator.

LOUNGE 16'1" x 10'0" (4.91 x 3.05)
Window to the rear elevation, radiator and t.v. point.

KITCHEN
With wall and base units with complementary worksurface, plate rack, space for electric oven, washing machine and fridge freezer, stainless steel sink, window to the front elevation and radiator.

BEDROOM ONE 11'0" x 10'6" (3.36 x 3.21)
Built in wardrobe, telephone point, window to the rear elevation and radiator.

BEDROOM TWO 7'10" x 8'10" (2.41 x 2.71)
Window to the front elevation and radiator.

BATHROOM 6'3" x 5'8" (1.91 x 1.75)
Suite comprising panel bath, pedestal wash hand basin, low level flush w.c., shelf, two towel holders, shaving socket, handrail, window to the front elevation and radiator.

AGENTS NOTE
We are advised Anchor Trust are the management company and there is a service charge of approximately £288.31 per month, for further information in this regard please contact the Agent.

We are further advised that fees are incurred with regard to the sale of the property being 1% of the sale price for each year of occupation.

COUNCIL TAX
Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'B'

TENURE - LEASEHOLD
99 year lease commencing 28 September 2015

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

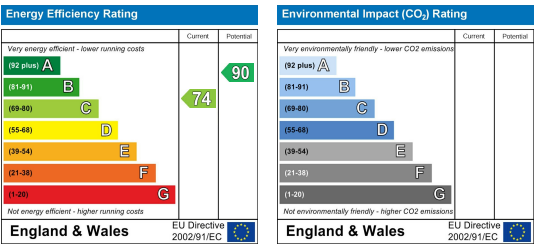
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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