

HUNTERS[®]

HERE TO GET *you* THERE



Peakes Croft

Bawtry, Doncaster, DN10 6RJ

Offers In The Region Of £92,500



Council Tax: A



71 Peakes Croft

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DESCRIPTION

The accommodation briefly comprises Entrance Hall, Lounge Diner, Kitchen, Bedroom and Shower room and benefits from gas central heating and double glazing with communal gardens surrounding the development and seating along with parking spaces.

Bawtry is a market town situated between Retford, Gainsborough and the city of Doncaster with good transport links close by via the east coast mainline and motorway network being close to the A1. There are a good range of shops including a Sainsburys, boutiques, restaurants and the Crown Hotel, together with a library, health centre, dentists, gym, crown green bowling club and a golf club on the outskirts of the town.

ACCOMMODATION

The property is accessed via a solid door with peephole leading into:

ENTRANCE HALLWAY

5'10" x 6'5" (1.79 x 1.98)

Providing access to the lounge diner, bedroom and shower room, storage cupboard, separate airing cupboard with shelving, wall mounted intercom alarm unit.

LOUNGE DINER

11'1" x 15'3" (3.40 x 4.66)

TV and telephone points, window to the front elevation, radiator and space leading into:

KITCHEN

5'10" x 9'3" (1.79 x 2.83)

Fitted with wall and base units with complementary work surface, built in oven with four ring induction

hob and extractor over, integrated fridge freezer, one and a half stainless steel sink with mixer tap over, Ideal boiler housed in wall unit and window to the front elevation.

BEDROOM

11'1" x 9'7" (3.39 x 2.94)

Pull cord to ceiling, window to the side elevation and radiator.

SHOWER ROOM

6'11" x 6'4" (2.13 x 1.95)

Walk in shower with electric shower over, wash hand basin with mixer tap and cupboard under, low level flush w.c., towel radiator, vanity unit, pull cord to ceiling and window to the rear elevation.

EXTERNALLY

There are communal gardens and shared parking spaces throughout the complex.

COUNCIL TAX

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

TENURE - LEASEHOLD

99 year lease commencing 2 August 2012.

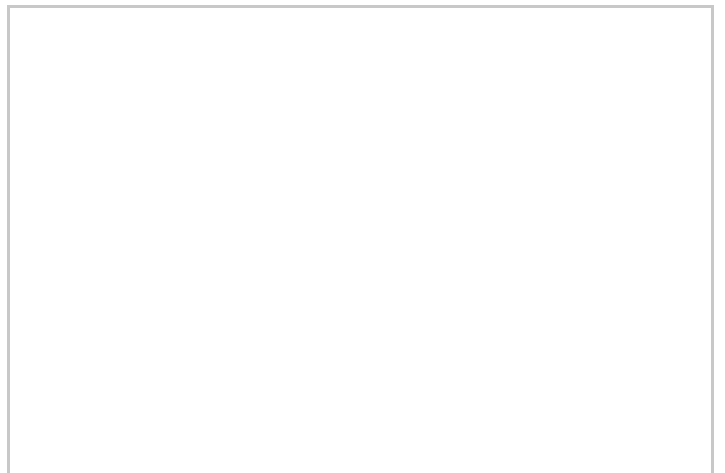
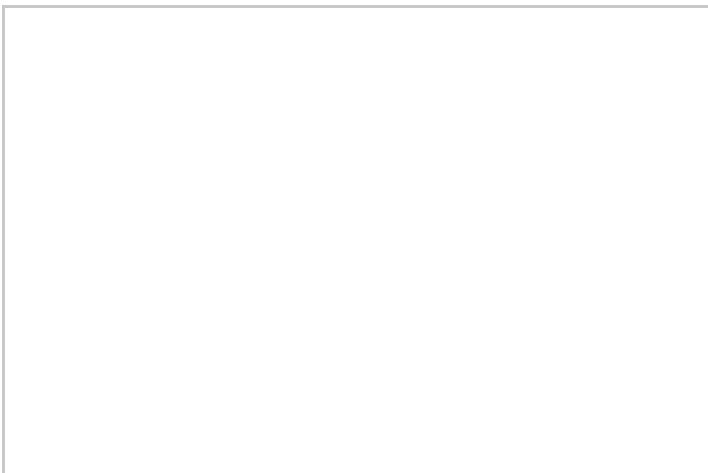
AGENTS NOTE

We are advised Anchor Trust are the management company and there is a service charge of approximately £2,675.00 p.a, for further information in this regard please contact the Agent.

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

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



Road Map



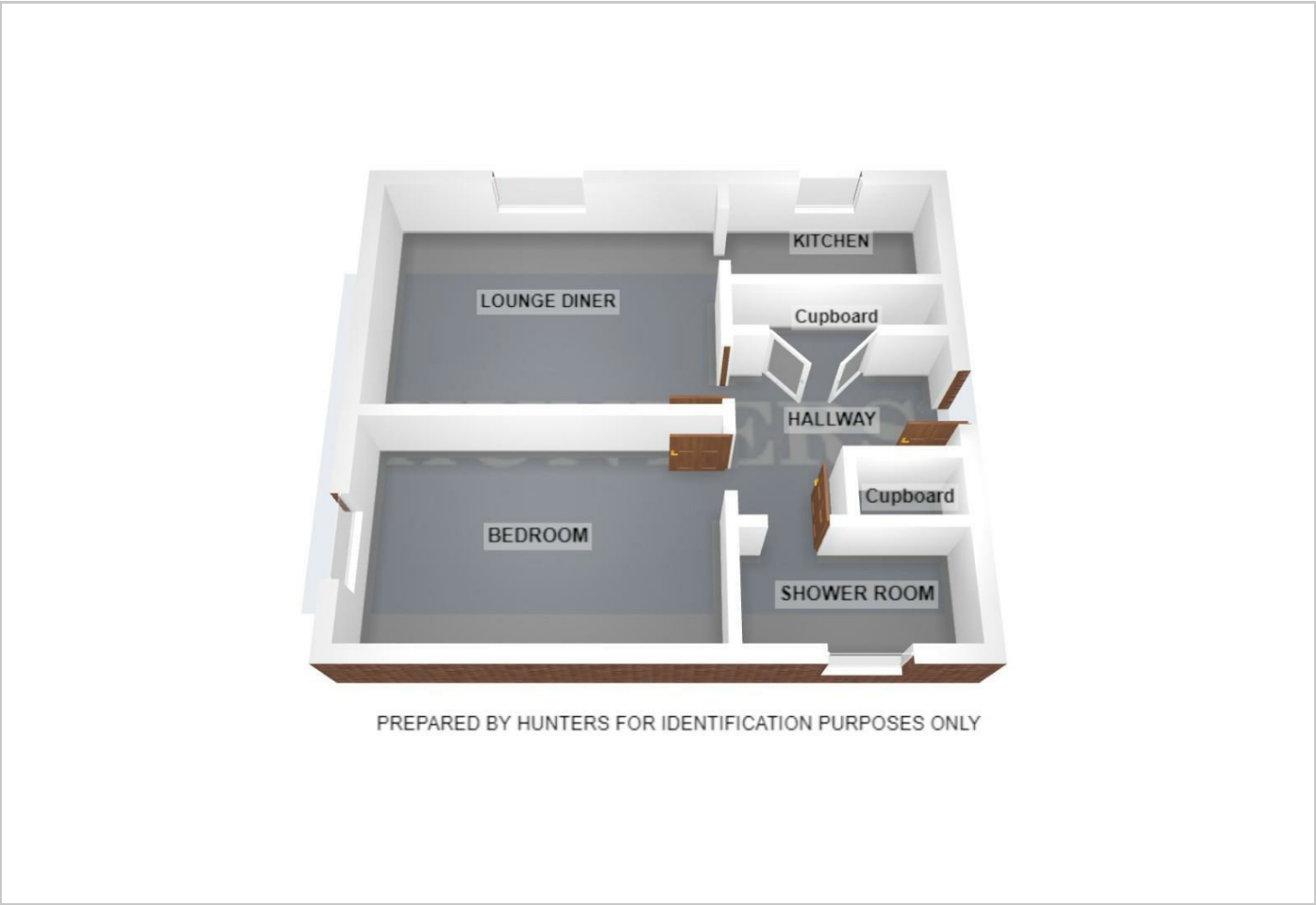
Hybrid Map



Terrain Map



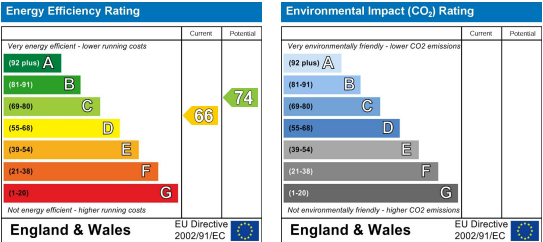
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

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.