



**Pendarves Street  
Tuckingmill  
TR14 8RF**

**Offers In Excess Of  
£150,000**

- THREE BEDROOM COTTAGE
  - NO ONWARD CHAIN
- REQUIRES REFURBISHMENT
  - LOUNGE
  - KITCHEN/DINER
- CONSERVATORY/UTILITY
- FIRST FLOOR BATHROOM
- GROUND FLOOR CLOAK ROOM
- ENCLOSED REAR GARDEN
- SCAN QR FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - A

Floor Area - 753.48 sq ft



### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this mid terraced cottage in need of some refurbishment. Prefect for first time buyers, the home offers good sized accommodation which briefly comprises a lounge, kitchen/diner, conservatory/utility, cloak room, three bedrooms and first floor bathroom. Outside, the rear enjoys a sunny enclosed garden.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### LOUNGE

14'0" x 12'4" (4.29m x 3.77m )

A good sized lounge with double glazed window, night storage heater, door into:

#### KITCHEN/DINER

12'9" plus stairs x 10'9" (3.91m plus stairs x 3.28m )

A range of fitted base and wall units with wood effect worksurfaces and tiled splash backs, integrated oven, hob and extractor, sink with mixer tap and drainer, tile effect flooring, stairs to first floor with cupboard below, double doors into:

#### CONSERVATORY/UTILITY

10'1" x 6'6" (3.09m x 2m)

Sliding patio doors to rear garden, fitted worksurface with space and plumbing for washing machine and additional white goods, tiled floor, door into:

#### CLOAK ROOM

W.C, obscure double glazed window.

#### FIRST FLOOR

#### LANDING

Night storage heater, alcove with fitted shelving, doors to bedrooms and bathroom.

#### BEDROOM ONE

12'3" x 8'10" (3.75m x 2.7m )

Double glazed window.

#### BEDROOM TWO

10'6" x 7'6" (3.21m x 2.29m )

Double glazed window.

#### BEDROOM THREE

8'11" x 5'8" (2.72m x 1.74m)

Double glazed window. loft access hatch.

#### BATHROOM

A three piece bathroom suite comprising bath with electric shower, W.C and hand basin, tiled floor, wood effect flooring, cupboard housing immersion water heater

#### OUTSIDE

The rear enjoys a level enclosed garden laid to a combination of paving and artificial turf. There is also a useful shed and a rear pedestrian gate for access.

#### MATERIAL INFORMATION

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Night storage and Double glazing

Broadband: ADSL copper wire

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three -

Excellent, EE - Excellent

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

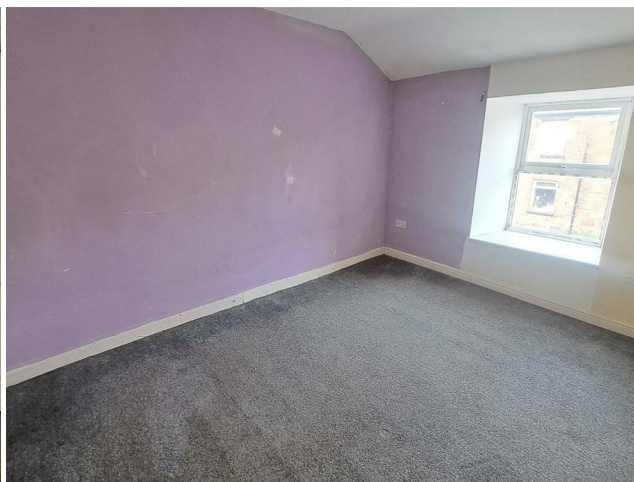
Long-term flood risk: Yes

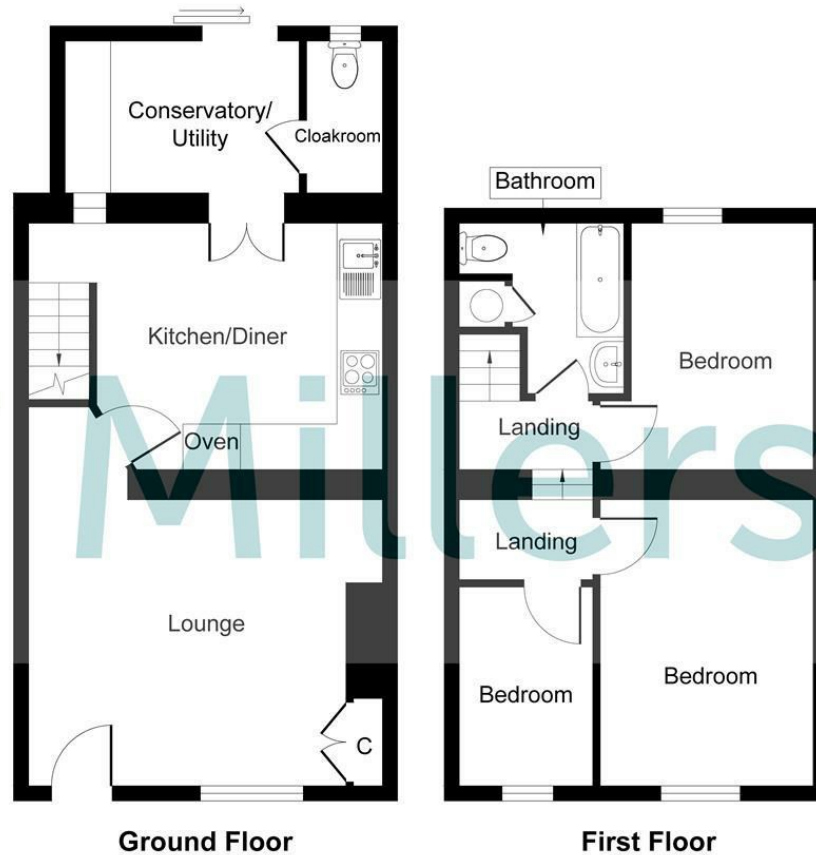


Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D

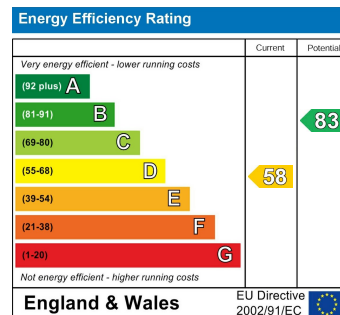
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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