



20 Combermere Drive, Heath Farm, Shrewsbury, Shropshire, SY1 3BZ

Offers in the Region Of £120,000

A spacious, 2 bedroom 1st floor apartment, one of only a few built on the popular Mount Pleasant development. The property enjoys:- Porch, Staircase to 1st floor Landing, Living Room, Refitted Kitchen with integrated oven and hob, 2 good sized bedrooms, Shower Room, Gas Fired Central Heating, Double Glazing, Garden.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Wooden sliding doors to Entrance Porch.
Aluminium double glazed entrance door.

Entrance Hall 0' 0" x 0' 0" (0.00m x 0.00m)
Carpeted staircase leads to First Floor Apartment.

Landing 11' 9" x 2' 8" (3.58m x 0.81m)
Radiator, double glazed window to the side.
Built in storage cupboard.

Kitchen 9' 10" x 8' 6" (2.99m x 2.59m)
Tile effect vinyl flooring, dual aspect double glazed windows to front and side. Fitted with base and eye level units with laminate work tops, inset sink unit, integrated 4 ring gas hob with oven beneath and extractor above, radiator, plumbing for washing machine.

Bathroom 5' 7" x 5' 7" (1.70m x 1.70m)
Tile effect vinyl flooring, fitted with WC, wash basin and bath with electric shower over and tiled walls around, radiator, double glazed window to the side.

Living Room 15' 7" x 11' 7" (4.75m x 3.53m)
Carpet, large double glazed window to the front, double radiator.

Bedroom 1 10' 7" x 8' 10" (3.22m x 2.69m)
Carpet, double glazed window to the rear, built in double wardrobes, radiator.

Bedroom 2 13' 6" x 8' 3" (4.11m x 2.51m)
Carpet, double glazed window to the rear, radiator, built in double wardrobe.

Rear Garden

Lawn with paved pathway leading to paved patio, garden shed, enclosed by fencing.

Outside - Front

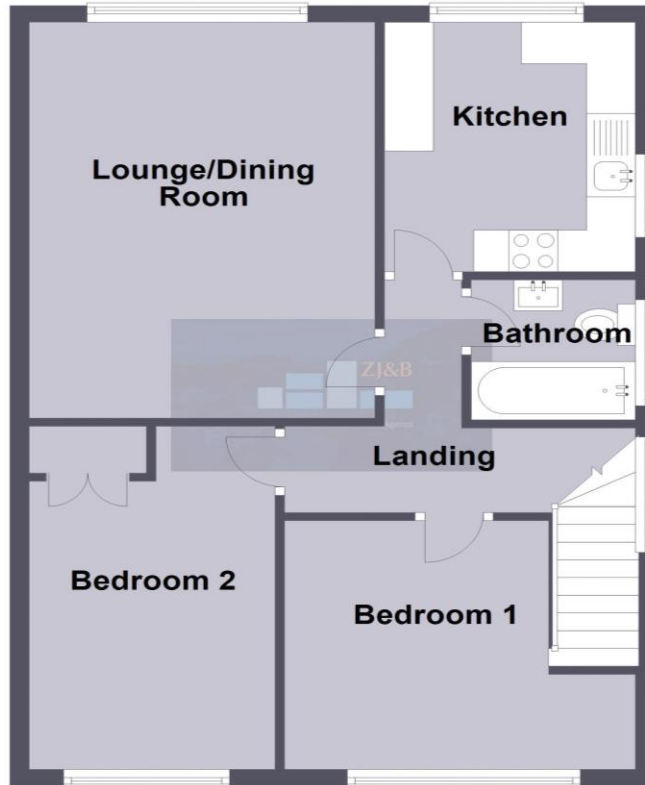
Concrete driveway providing parking.

Council Tax Band A

Tenure: Our client advises us that the property is Share of Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
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FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

20 Cornbarrow Drive Sarnoberry SY1 3E2	Energy rating C	Valid until: 26 August 2034
		Certificate number: 0320-2913-4486-2324-4145

Property type: Top-floor flat
Total floor area: 57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/landlords-who-let-a-property-minimum-energy-efficiency-standards-and-exemptions\)](#)

Energy rating and score

This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage