



Instinct Guides You



Redlands with ANNEX Offers In Excess Of £550,000

- Three Bedroom House With Annex
- Mature Westerly Garden
- Driveway Parking For Multiple Vehicles
- Open Plan Living Space
- Utility & Kitchen
- Substantial Attic Space
- Amenities & Schools Nearby
- Bathroom & En-suite



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Welcome to this substantial detached home that features three spacious bedrooms, a bathroom with and en-suite & a self-contained one-bedroom annexe, perfect for guests, potential rental income or families seeking versatile living arrangements. The home boasts a beautifully maintained sunny Westerly aspect rear garden & driveway parking for multiple vehicles.

The property has a large gravel frontage offering convenient parking for multiple vehicles. Inside the hub of the property is certainly the generous open-plan living space offering a wonderful room for family or to entertain. Sliding doors open outside helping to merge the boundaries of home & garden. The room has a wonderful flow that encompasses dining, living, and social areas.

The kitchen sits centrally with a useful utility space and walkthrough adjacent further increasing the practicality. The kitchen has a range of fitted units including electric & gas ovens & ample work surface.

Uniquely the ground floor also houses a self-contained one-bedroom annexe complete with a modern, fitted kitchen & well-appointed shower room en-suite. Currently used as a holiday let it benefits from its own private garden space enclosed by fencing giving it a sense of privacy.

Rising to the first floor are the three bedrooms and the family bathroom. Bedroom one is substantial in size offering ample room for furniture and benefits from a spacious en-suite with bath & separate shower.

Bedrooms two and three are further doubles with views over the rear garden. The family bathroom has been finished to a contemporary standard and comprises a bath with shower over, wash hand basin and w.c set into a spacious vanity unit. The home boasts a generous boarded loft space divided into a storage & craft area with views.

The rear garden is adorned with a range of bushes and shrubs creating a diverse green space. A large workshop offers practicality adjacent to covered seating area offering a perfect space to entertain.



Room Dimensions

Lounge/Diner 21'3" max x 20'1" max (6.50 max x 6.13 max)

Kitchen 11'2" x 8'5" (3.42 x 2.58)

Utility 19'3" x 11'1" (5.91 x 3.38)

Bedroom One 19'3" x 11'2" (5.89 x 3.41)

En-suite 8'7" x 7'8" (2.64 x 2.36)

Bedroom Two 13'4" x 10'8" (4.08 x 3.27)

Bedroom Three 9'6" x 8'5" (2.91 x 2.59)

Bathroom 8'2" x 5'1" (2.49 x 1.55)

Annex Bedroom/Living Area 34'2" max x 16'0" max (10.42 max x 4.90 max)

Annex En-suite 7'4" x 3'8" (2.24 x 1.13)

Workshop 14'1" max x 7'6" max (4.31 max x 2.29 max)



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.