



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Low Maintenance Gardens
-  Garage & Parking
-  No Chain

Price: £179,950 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is recommended of this well presented semi-detached house with low maintenance gardens, offered for sale with no onward chain and located in a popular residential area of Crossens

Installed with gas central heating and upvc double glazing, the well planned accommodation briefly comprises: Porch, Hall, Front Living Room, Rear Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first floor. There is an established garden to the front with a driveway to the side leading to a paved rear garden and Garage.

Baytree Close is located off Water Lane where there are public transport facilities to the town centre. The shops, schools and amenities of Crossens and Churchtown are readily accessible.



Ground Floor:

Porch

Hall

Living Room - 4.47m x 3.81m (14'8" x 12'6")

Dining Room - 3.2m x 2.46m (10'6" x 8'1")

Kitchen - 3.2m x 2.21m (10'6" x 7'3")

First Floor:

Landing

Bedroom 1 - 4.78m overall x 2.79m (15'8" x 9'2")

Bedroom 2 - 2.67m x 2.41m (8'9" x 7'11")

Bedroom 3 - 2.41m x 2.01m (7'11" x 6'7")

Bathroom

Outside:

There is an established garden to the front with a driveway to the side leading to a paved rear garden and Garage.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C

Tenure:

Leasehold for the residue of a term of 999 years from 1st July 1978. The annual ground rent currently amounts to £45 and will increase to £75 in 2029 until the end of the term of the lease in the year 2977.

Mobile Phone:

Check signal strengths here:
<https://www.signalchecker.co.uk/>

Broadband:

Ultrafast and Superfast broadband are available in this area.

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



Total area: approx. 76.4 sq. metres (822.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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