



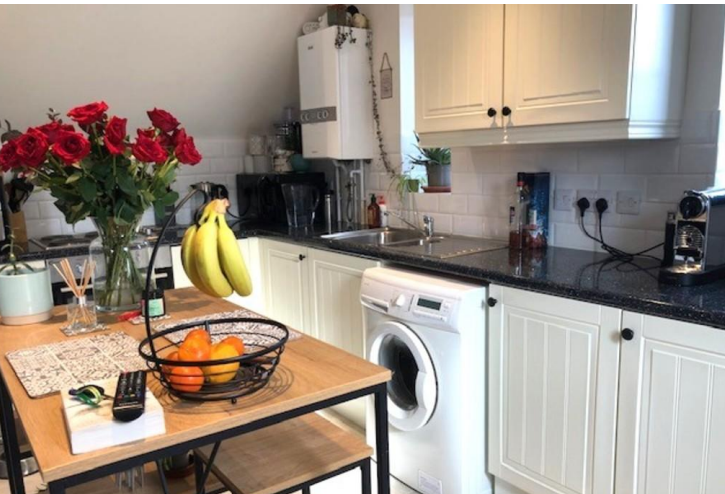
**Kennedy**  
&co.

Munkman Close, Potton

SG19 2BY

£210,000

- Detached Coach House
- Small Private Development
- Secure Gated Entrance
- Double Bedroom
- Open Plan Sitting / Family Room / Kitchen
- Shower Room
- Enclosed Garden
- Carport & Additional Parking



A unique detached coach house situated on a small private gated development of just 14 properties. Benefitting from a double bedroom, open plan lounge and kitchen, shower room, fully enclosed garden, carport providing covered parking and an additional parking space.

### **PARTICULARS**

#### **MAIN ENTRANCE**

Gated security entrance, key fob entry for residents.

#### **GROUND FLOOR ENTRANCE**

Entrance door with glazed panel opening into:

#### **ENTRANCE LOBBY**

Panel heater, stairs rising to the first floor landing.

#### **FIRST FLOOR LANDING**

Velux window, loft access, radiator, doors off to all rooms.

#### **OPEN PLAN LOUNGE/KITCHEN**

18' 8" x 14' 7" (5.69m x 4.44m) Twin Upvc double glazed windows to the side aspect, twin velux windows to the rear. Fitted range of base and matching eye level units. 1 1/2 bowl sink and ample worksurface space with tiling to splash areas. Plumbing for washing machine, space for upright fridge/freezer, integral oven with electric hob. Wall mounted gas fired boiler. Space for dining table and chairs. Twin radiators, recessed ceiling lighting.

#### **DOUBLE BEDROOM**

14' 7" x 14' 3" (4.44m x 4.34m) Upvc double glazed window to the front. Radiator

#### **SHOWER ROOM**

Velux window to the front. Fitted three piece suite comprising low level W.C, pedestal wash hand basin and enclosed double width shower cubicle, heated towel rail, recessed ceiling lighting, extractor fan, tiling to the walls.

#### **SIDE GARDEN**

Enclosed side garden being mainly laid to lawn.

#### **CARPORT**

Providing covered parking for one vehicle, additional parking.

## AGENTS NOTES

Lease details: 116 years remaining.

Service charge of £300 per annum that includes buildings insurance and ground rent.



TOTAL APPROX. FLOOR AREA 602 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 29 SQ.FT.  
(2.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 573 SQ.FT.  
(53.2 SQ.M.)

## COUNCIL TAX BAND

Tax band A

## TENURE

Leasehold

## LOCAL AUTHORITY

Mid Bedfordshire District Council

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

## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements