



Asking Price £260,000

This inviting three-bedroom semi-detached family home is situated on Pencreber Road in Horrabridge and is offered to the market with no onward chain. With spacious, well-laid-out accommodation across two floors, this property is ideal for family living. The ground floor features a welcoming entrance hall, a bright and generous L-shaped lounge/dining room perfect for both relaxing and entertaining, and a modern fitted kitchen. Upstairs, you'll find three well-proportioned bedrooms, a family bathroom, and a convenient separate WC. Additional highlights include double glazing, gas central heating, and ample outdoor space. The property boasts generous front and rear gardens with views of the surrounding countryside, driveway parking, and a single garage. This home combines comfort, convenience, and scenic surroundings—schedule a viewing to see all it has to offer.

Pencreber Road, Horrabridge, PL20 7SF

Accommodation Comprises

Ground Floor

Hall

Lounge/Dining Room 6.17m (20` 3") x 3.04m (10`)

Kitchen 3.31m (10` 11") max x 3.29m (10` 10")

First Floor

Landing

Bedroom 3 3.31m (10` 10") x 2.00m (6` 7") plus 0.12m (0` 5") x 0.12m (0` 5")

Window to front, door to:

Bedroom 1 3.36m (11`) x 3.29m (10` 10")

Window to front, door to:

Bedroom 2 3.36m (11`) max x 2.78m (9` 1")

Window to rear, door to:

WC

Window to rear, door to:

Bathroom

Window to rear, door to:

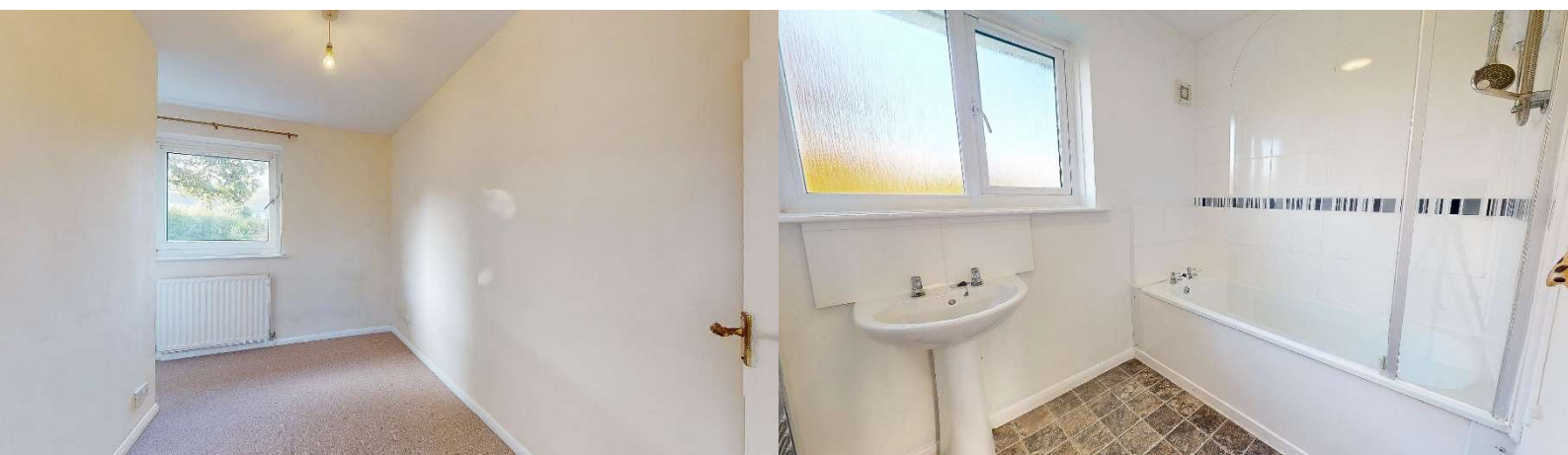
Outside

The property benefits from a generous plot with a front garden mainly laid to lawn with driveway parking to one side leading to a single garage. Access to the side of the property and generous rear garden mainly laid to lawn.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		84
(81-91) B		
(69-80) C	69	
(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		



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 misstatement. 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.

Plan produced using PlanUp.

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

