



The Smoot, Walcott  
£127,000



- End of Terrace House
- Two Bedrooms
- Large Rear Garden
- Off Road Parking

- Rural Village Location
- Kitchen Diner
- Freehold
- EPC rating E
- Council Tax Band A



Located in the rural village of Walcot is this Two Bedroom End of Terrace House. With the benefit of generous sized rooms throughout with off road parking on the large rear garden, internally the property comprises; Porch, Kitchen Diner, Lounge, Two Bedroom and Family Bathroom. An early viewing is highly recommended to fully appreciate the property on offer.

### Porch

With plumbing for washing machine, housing the oil boiler and part glazed entrance door.

### Kitchen Diner

3.17m x 4.63m (10'5" x 15'2")

Having a range of base and eye level units with work surface over, integrated eye level oven and grill, electric hob with extractor hood over, one and a half sink with mixer tap and drainer, tiled flooring, stairs leading to 1st floor, window to porch, under stairs storage cupboard and radiator.

### Lounge

3.17m x 3.88m (10'5" x 12'8")

Having decorative fire place with log burner, TV and BT point, laminate flooring, windows to front and side aspect and radiator.

### Landing

With stairs taken from kitchen diner and radiator.



### Bedroom One

3.79m x 4.07m (12'5" x 13'5")

With access to loft, window to front aspect and radiator.

### Bedroom Two

1.92m x 4.64m (6'4" x 15'2")

With window to rear aspect and radiator.

### Bathroom

Three piece suite comprising panelled bath with shower attachment over, pedestal hand wash basin, low level wc, window to side aspect and chrome heated towel rail.

### Outside

The West Facing rear garden is a generous size, offering ample parking on the concrete driveway, two sheds, further laid to gravel with timber fence surround.

### Agents Note

These are draft particulars awaiting vendor approval.

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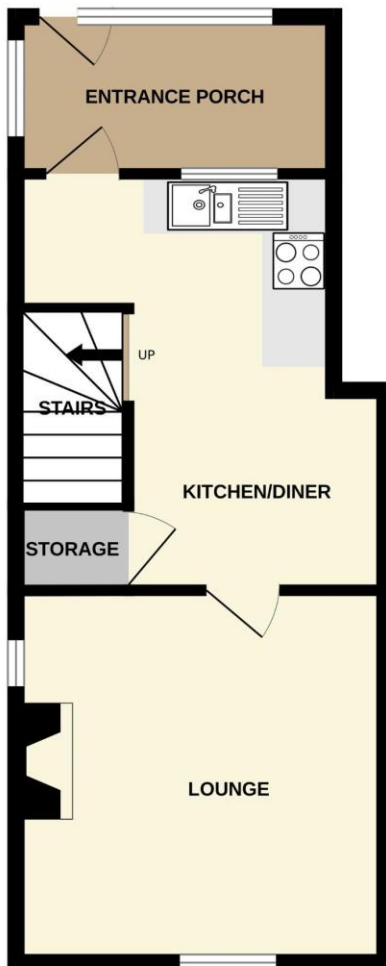
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# Floorplan

GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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