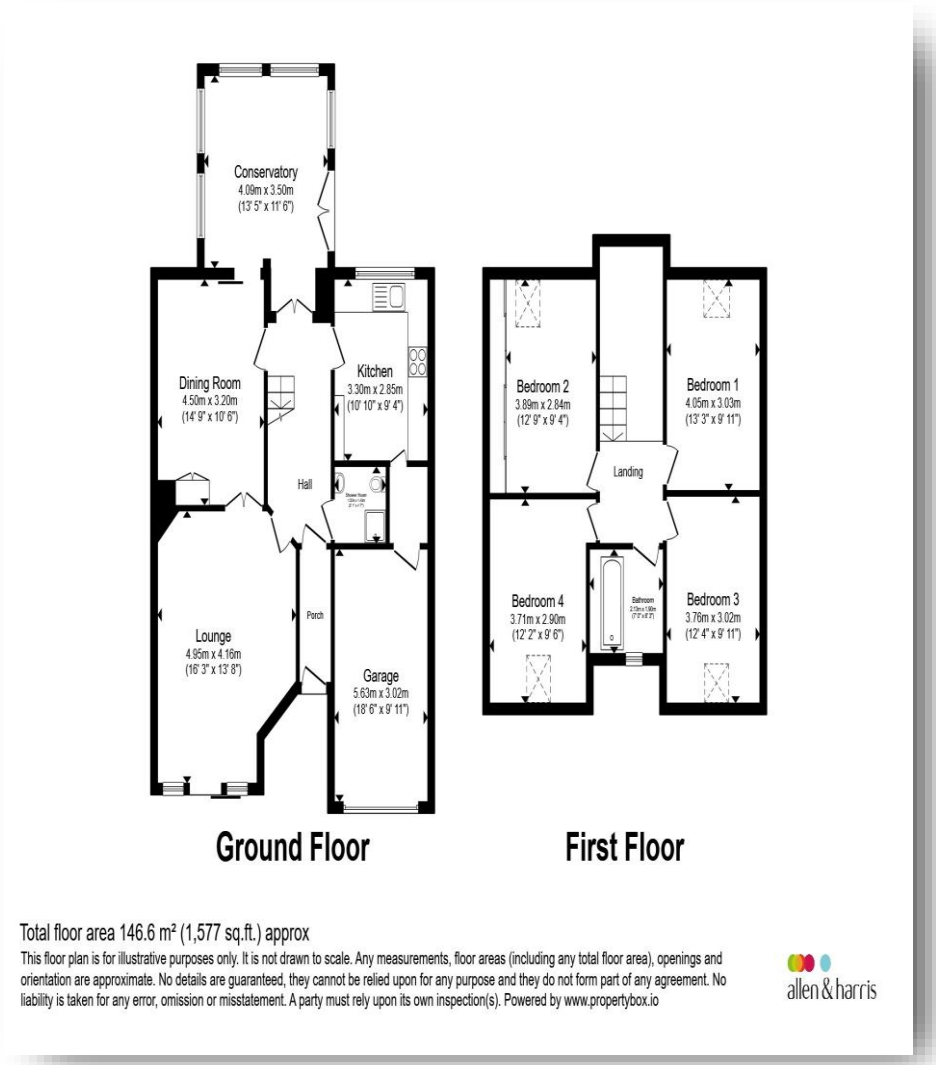


The Paddock,Perceton Irvine KA11 2AZ

allen & harris



welcome to The Paddock, Perceton Irvine

- Four bedrooms, Two receptions
- Bathroom
- Ground floor shower room
- Conservatory
- Garage

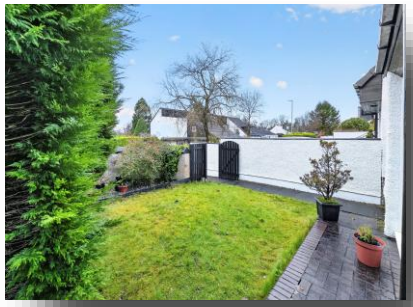
Tenure: Freehold

Council Tax Band: E

EPC Rating: D

offers over **£220,000**





Entrance Hall

Shower Room

Lounge

16' 3" x 13' 8" max (4.95m x 4.17m max)

Dining Room

14' 9" x 10' 6" (4.50m x 3.20m)

Kitchen

10' 10" x 9' 4" (3.30m x 2.84m)

Landing

Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)

Bedroom Two

12' 9" x 9' 4" (3.89m x 2.84m)

Bedroom Three

12' 4" x 9' 11" (3.76m x 3.02m)

Bedroom Four

12' 2" x 9' 6" (3.71m x 2.90m)

Bathroom

view this property online allenandharris.co.uk/Property/IRV109752

The Property Ombudsman

Property Ref:
IRV109752 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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