

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision it should be known that we receive a payment benefit of not more than £50+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable fee and cannot be reimbursed should purchase be discontinued. It can be paid via a bank card machine or via BACS transfer.

in tended by Purchasers in inspecting properties which have been taken and details prepared for withdrawal. Photographs taken and details provided for withdrawal. While every endeavour is made to inspect the offer and details of particular importance to you, please contact the office and we will be pleased to obtain the information within our power.

the employment of Wilkie May & Luckwood has any authority to make any representations or warranty

in ending public debates by presenting their side of the argument, but they should not rely on them to spread their message. Instead, they should focus on presenting their side of the argument, and not on attacking their opponents. This is because the opponents' side of the argument is often more convincing than their own. In addition, attacking the opponents' side of the argument can lead to a negative perception of the speaker, which can damage their credibility. Therefore, it is important for speakers to focus on presenting their own side of the argument, and not on attacking the opponents' side of the argument.

Agents Note: Enter Text Here

Flood Risk: Enter Text Here

Mobile Phone Coverage: Enter Text

Broadband Availability: Enter Text Here

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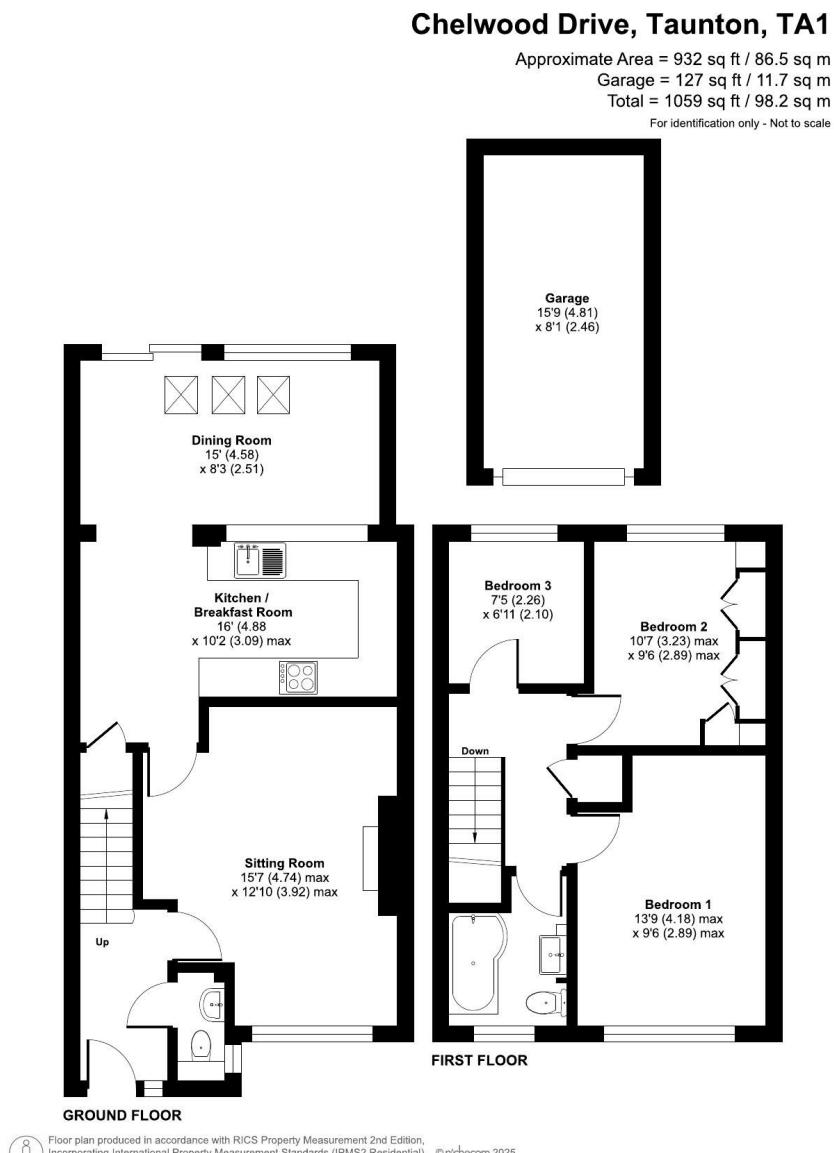
Tenure: Freehold

REMARKS AND STIPULATIONS

GERMAN DIALECTS AND GERMANY



Floor Plan



WM&T

Description

- Semi-Detached
- uPVC Double Glazing
- Gas Fired Central Heating
- Off-Road Parking
- Three Bedrooms
- Sought After Residential Location
- Single Garage

A three bedroom extended 1960's style semi-detached family home with a single garage set in a cul-de-sac position within the sought after residential location of Sherford.



Internally, a front door leads into wide entrance hall with cloakroom off. There is a generous size living room to the front with large window and wood burning stove. A doorway leads through to an extended fitted kitchen/breakfast room that is split into two distinctive areas. The kitchen area is fitted with a range of wall and base units, work surfaces and tiled splashbacks with space for a cooker, washing machine and dishwasher. An archway leads through to a extended family space with three electric velux roof windows and uPVC sliding patio doors out onto the garden. From the hallway, a staircase leads to a first floor landing where there are

doors to all three bedrooms (bedrooms one and two with fitted wardrobes). A refitted shower room comprising of wc, wash hand basin and walk-in shower with drencher shower over completes the accommodation. Externally, the rear garden has been designed for low maintenance and is fully enclosed with gated rear access. There is an undercover gazebo seating area, timber shed and log store. A single garage can be found immediately behind the garden with parking for one car in front.

WM&T