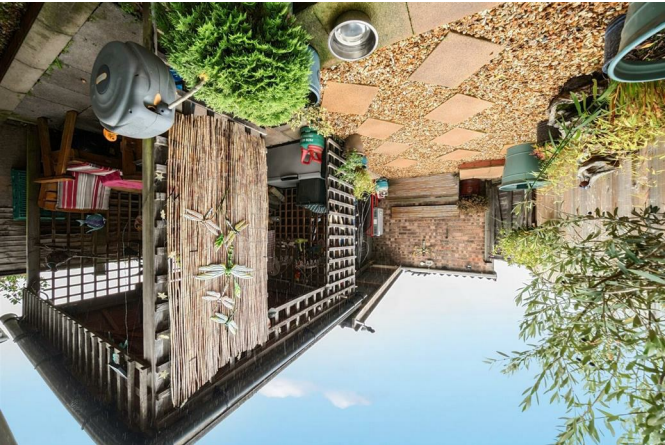
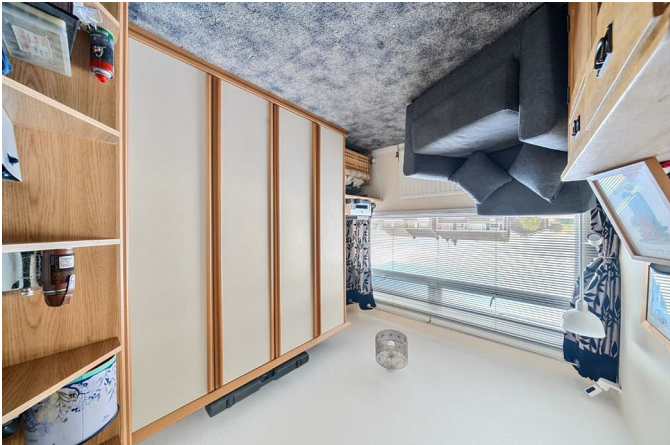


IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by measurements are approximate and have been taken by Nichicom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. 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 £150+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 payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: 8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor.

GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: Enter Text Here
Local Authority:
Property Location: Enter Text Here
Council Tax Band: C
Broadband Availability: Enter Text Here
Mobile Phone Coverage: Enter Text Here
Flood Risk: Enter Text Here
Agents Note: Enter Text Here

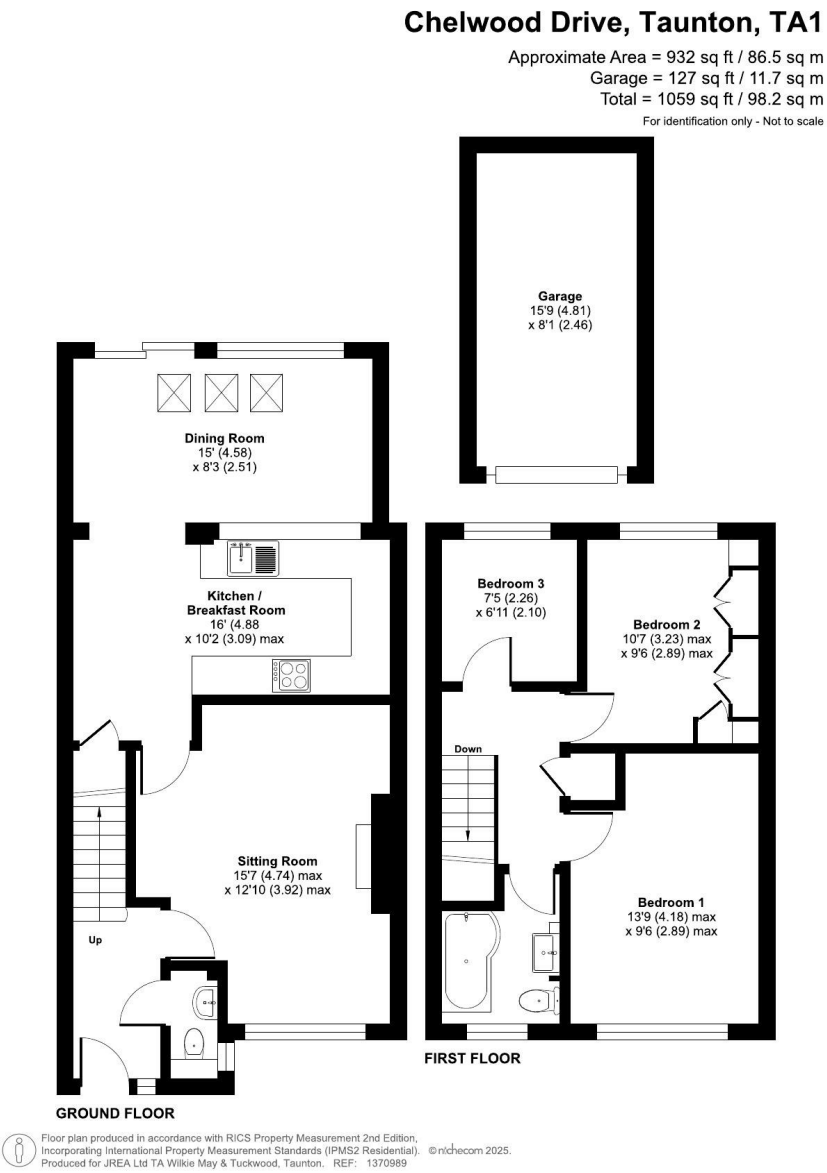


12
Chelwood Drive, TA1 4JA
£299,950 Freehold

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Wilkie May
& Tuckwood

Floor Plan



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.

