



Hoath Hill
Robertsbridge, TN32 5LL

Offers in excess of £400,000 Freehold

Wyatt
Hughes

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OFFERS IN EXCESS OF £400,000 £400,000 FREEHOLD

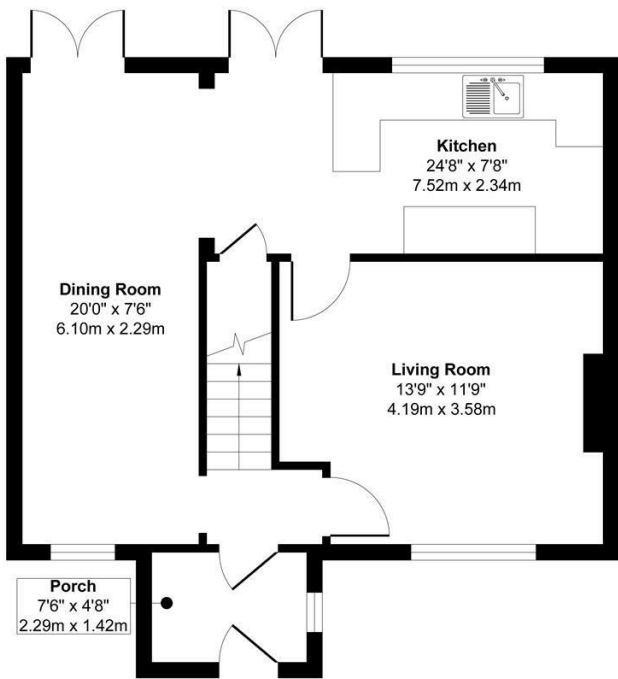
"For transparency, we wish to inform prospective buyers that the property is being marketed on behalf of vendors who are family members of someone connected with Wyatt Hughes Residential Sales, in line with the Estate Agents Act 1979."



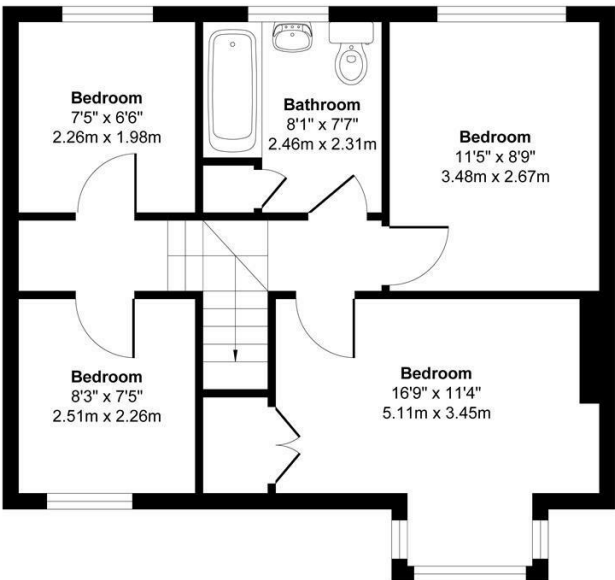
- Four bedroom semi detached house
- Off road parking for several vehicles
- Private gardens with summer house and decking area
- Well presented throughout
- Two reception rooms
- Brick built outhouse with WC and separate storage room
- Extensive countryside walks on your doorstep
- Tax Band D
- EPC rating TBC

Mountfield Cottages

Approximate Gross Internal Floor Area
1036 sq. ft / 96.24 sq. m



GROUND FLOOR



FIRST FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		64
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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