Michael ANTHONY

Buckland

£725,000 Freehold



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£725,000

A tastefully extended three bedroom period cottage dating back to circa 1865 situated in a picturesque village location enjoying countryside views and packed with character features whilst offering spacious and flexible accommodation throughout. Further benefits include a guest bedroom with en-suite shower room, oversized garage and recently landscaped rear garden.

Property Description

ENTRANCE
Door to:

ENTRANCE HALL
Two double glazed windows to side aspect. Stairs rising to first floor, door to dining room, two radiators.

LOUNGE
Double glazed window to front aspect. Two radiators, double glazed double doors to rear aspect. Feature fireplace with gas fire, opening to study.

DINING ROOM
Double glazed double doors to side aspect. Two double glazed skylights, spotlights, two radiators, opening to kitchen.

STUDY
Double glazed window to front aspect. Feature fireplace with a brick surround and a wood burning stove, radiator, door to porch.

KITCHEN
Double glazed double door and two double glazed velux windows to rear aspect. Range of wall mounted and floor standing units with work surface over, one and half bowl sink with mixer tap, space for cooker with extractor fan over, space for fridge freezer, integrated dish washer, radiator, door to garage.

BEDROOM ONE
Double glazed window to rear and front aspect. Built in wardrobes, radiator.

BEDROOM TWO
Double glazed window to front aspect. Built in wardrobes, radiator.

BATHROOM
Double glazed window to rear aspect. Panelled bath with shower over, low level w.c, wash hand basin with storage below, radiator, access to loft space, storage cupboard housing wall mounted gas boiler.

OUTSIDE

GARAGE/UTILITY
Double glazed window to rear aspect. Door to rear, plumbing for washing machine, space for tumble dryer, floor standing units with work surface over, single drainer stainless steel sink with mixer tap, two double wooden doors to front.

FRONT GARDEN
Block paved driveway for 2/3 cars. Flower and shrub borders.

REAR GARDEN
Recently landscaped, laid for lawn maintenance, patio and astro areas, flower and shrub beds, gated side access, pergola, enclosed by panel fencing, cold water tap, door to garage, outside light.

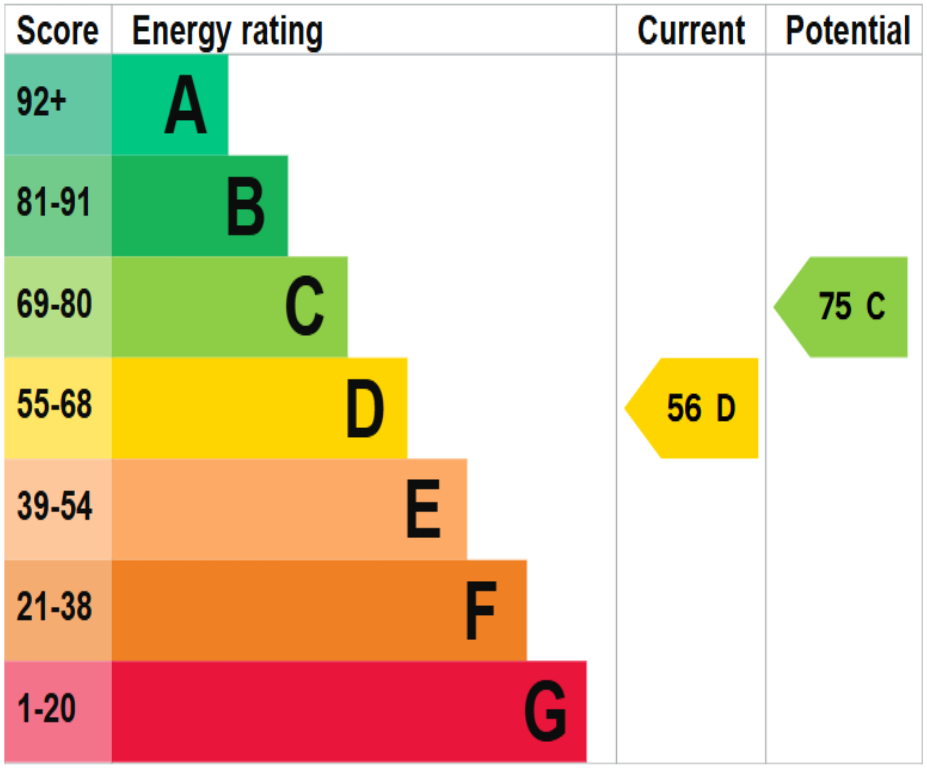


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Approximate Total Area
1619 sq ft / 150.4 sq m
(Including Garage)

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1346777)



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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