5, Sourton Place Daventry, NN11 0GT

HOWKINS & HARRISON

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Guide Price: £195,000

Situated within an exclusive over-55s development, this well-presented two-bedroom terraced bungalow offers comfortable single-level living in a peaceful community setting. The property features a spacious lounge/dining room, fitted kitchen, modern shower room, two bedrooms, and a private patio area opening onto attractive communal gardens.

This bungalow is offered on a leasehold basis and forms part of a sought-after retirement development, benefiting from a friendly community environment, communal facilities, and the convenience of a peaceful yet accessible location.

Features

- Two-bedroom terraced bungalow for the over-55s
- Spacious lounge/dining room with bay window
- Fitted kitchen with pantry storage
- Shower room with double shower cubicle
- Principal bedroom with built-in wardrobe
- Private rear patio leading to communal gardens
- Attractive and well-maintained communal grounds
- Allocated parking space
- Emergency call system and communal facilities available
- Peaceful and popular retirement development

Location

Daventry is a popular Northamptonshire market town offering an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, and leisure facilities. Surrounded by attractive countryside and canal-side walks, Daventry combines the convenience of modern amenities with the charm of a traditional market town, making it a desirable location for retirees.

Accommodation

The accommodation is entered via an enclosed porch leading into a spacious lounge/dining room, featuring a charming box bay window that provides plenty of natural light. The fitted kitchen overlooks the front of the property and offers a range of wall and base units, ample worktop space, a pantry cupboard, and space for a cooker, fridge/freezer, and washing machine.

An inner hallway provides access to the loft space, a useful storage cupboard, two bedrooms, and the shower room. The modern shower room is fitted with a white suite comprising a WC, wash hand basin with storage beneath, a double shower cubicle with electric shower, heated towel rail, and an airing cupboard housing the hot water cylinder.

The principal bedroom enjoys views over the rear garden and benefits from a built-in double wardrobe. Bedroom two features patio doors and adjoining windows opening onto the rear outdoor space, making it an ideal guest room, dining room, or study.

Outside

Outside, the property enjoys access to attractive communal gardens. Directly to the rear is a private paved patio area providing a good degree of seclusion, leading onto well-maintained lawned gardens with mature planting, including a silver birch tree. To the front, there is the added benefit of an allocated parking space.

Agents Note

Sourton Place is a development comprising 31 self-contained bungalows designed for people aged 55 and over who can maintain an independent lifestyle when they move in. The scheme benefits from the support of a Residential Scheme Manager who visits regularly, while each property is fitted with an emergency call system for added peace of mind.

Residents can enjoy a range of shared amenities, including a communal lounge, kitchen, and laundry facilities, which provide opportunities for social interaction and community activities.

The property is held on a 99-year lease commencing in 1999. A monthly service charge of £216 is payable and covers a variety of services, including building insurance, servicing and maintenance of the gas central heating system and boiler, window cleaning, grounds maintenance, and the upkeep of all communal areas and facilities.

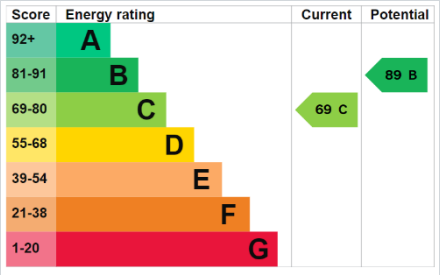
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

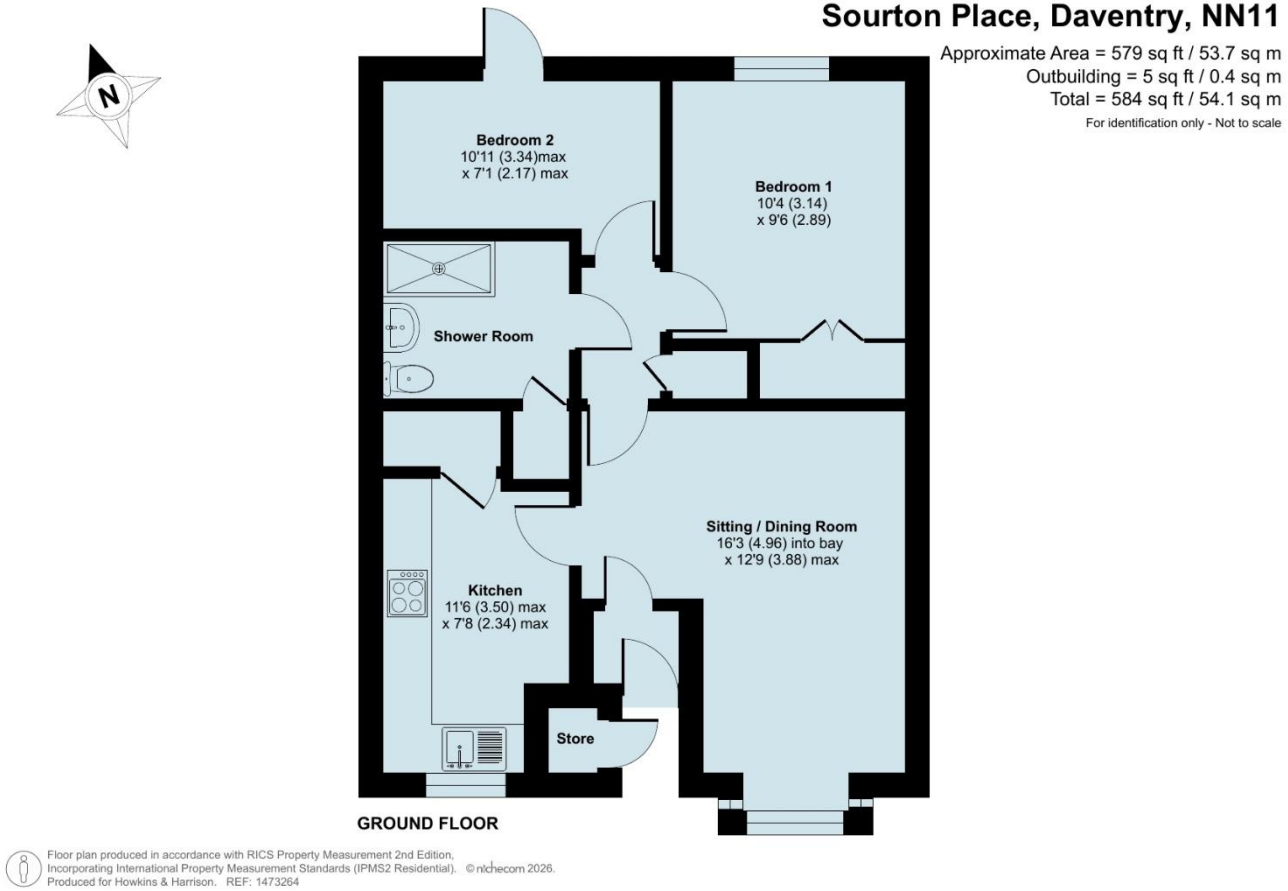
Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
West Northamptonshire Council-Tel:0300-126700
Council Tax Band-B





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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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