



- A bay front natural stone period cottage
- Lounge dining room with lots of space
- Kitchen connecting to utility room
- Attractive bathroom, gas ch and double glazing
- Three good sized bedrooms
- Private parking for two cars and sunny garden



"A bay front period property which enjoys a convenient location close to a primary school and within level walking distance of the High Street, with easy parking to rear and a sunny garden".

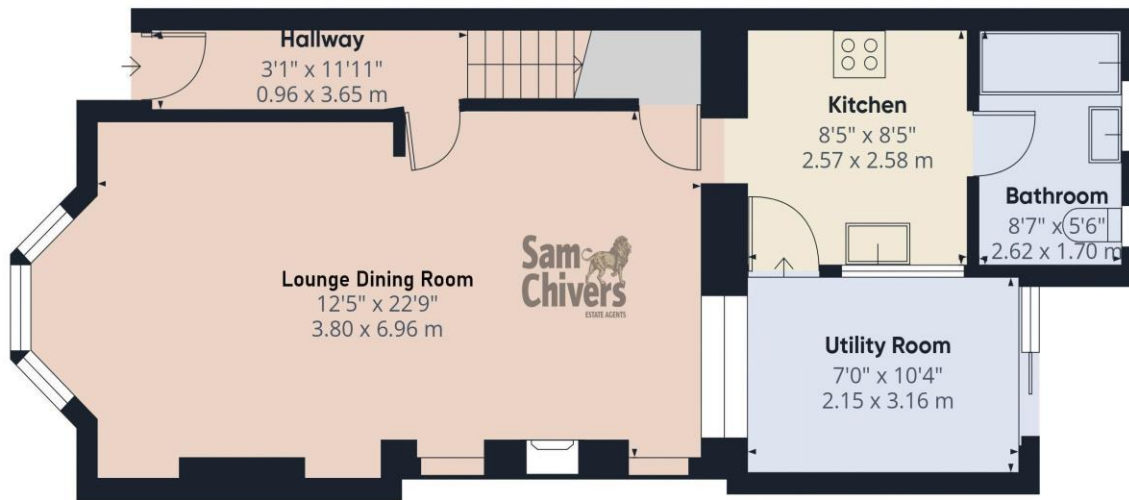
The accommodation comprises an entrance hallway with its original mosaic tiled floor and natural stone wall. A spacious lounge dining room with charming bay windows provides plenty of space for seating and a family dining table, dining area has an open fireplace (not assessed). There is a fitted kitchen with a range of units and doors to both an attractive bathroom with shower over bath, and a utility room with plumbing for washing machine and sliding patio doors to rear. On the first floor are three good sized bedrooms. Gas central heating and double glazing.

Outside to front is an enclosed walled garden with pathway to a sheltered front door. To the rear is a shared vehicular access leading to gravelled parking for two cars, from the parking space there is a level sunny garden. The property is offered for sale with no onward chain.

Agents Note: It is believed the rear single storey kitchen/bathroom roof will require attention.

Tenure: Freehold. **Council Tax Band:** B.





Floor 0



Floor 1

Approximate total area⁽¹⁾
886 ft²
82.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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