Freeborns ESTATE AGENTS

11 Scotts Close

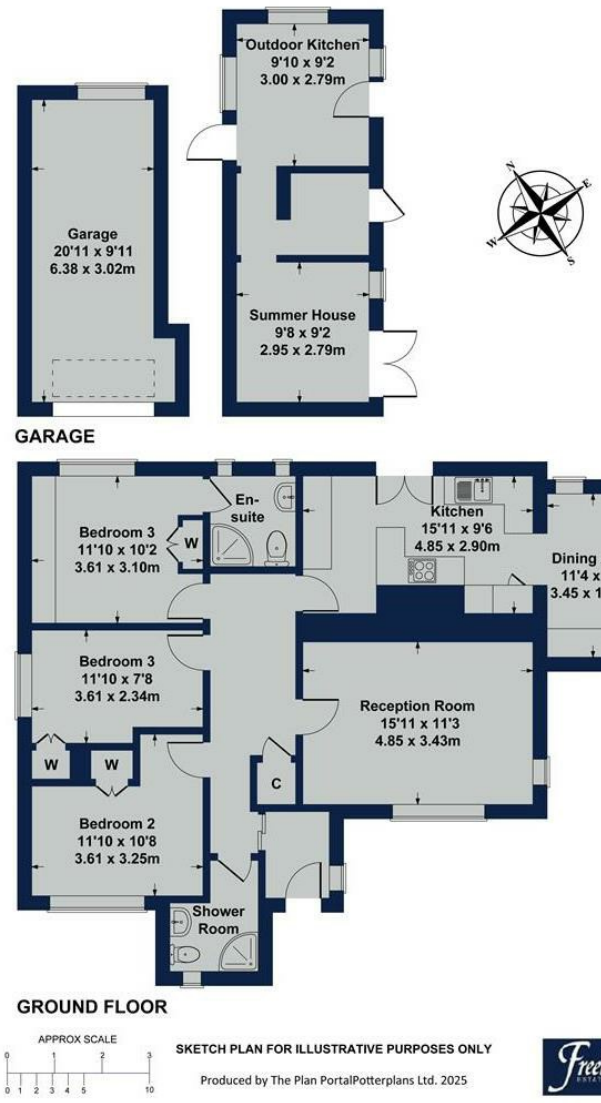
Churchstow

Offers in excess of £475,000



11 Scotts Close

Approximate Gross Internal Area
1453 sq ft - 135 sq m





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Freeborns ESTATE AGENTS

11 Scotts Close, Churchstow, Devon, TQ7 3RB



The property is situated in a village location along a popular residential cul de sac and benefits from a slightly elevated position taking full advantage of far reaching rural views, and a sunny position. The bungalow was completely refurbished in 2016 to create a low maintenance, high specification property. It has been double glazed and fitted with oil fired central heating, rewired and re plumbed. The shower rooms and kitchen have been replaced with quality fittings and units. Oak skirting, doors, frames and sills are to be found throughout the property.

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE PORCH
uPVC window and door with glazed side panels. Tiled flooring. Radiator. An oak and glazed pocket door leads to the hallway.

HALL
Tiled flooring. Built in storage cupboards with shelving and a socket, electric meter and fuse box. Phone point. Smoke detector. Radiator. Access with folding ladder to the insulated and part boarded loft with light and socket.

LOUNGE
uPVC windows to the front and side have views over the garden and countryside. An inset“ Riva” Calor gas log effect fire with oak lintel over, TV point.

KITCHEN
uPVC tilt and turn patio door leads to the rear patios. Tiled flooring. A range of oak and white base, drawer and eye level units. Under cabinet lighting. “Silestone” worktops with matching surrounds. Glass splashbacks. Franke sink unit. NEFF built in appliances including dishwasher, ceramic hob with extractor hood, oven, and combi microwave / oven. Space for fridge / freezer, washing machine and tumble dryer. Worcester oil fired combi boiler. TV point. Open plan entrance leads to the :

DINING AREA
uPVC large picture window with far reaching woodland and countryside views, and a side window opening onto the patio. Tiled flooring. Oak and white storage unit, glazed display cabinet with lighting. Space for a dining table and chairs. Remote controlled sun blind. TV and phone points.

BEDROOM 1
uPVC window overlooking rear decking and summer house. A range of fitted and free standing units including drawer units, over headboard cupboards a large double wardrobe and a small dressing table. TV point. Door to :

EN-SUITE
Two uPVC obscured windows. Fully tiled walls and floor. Quadrant shower enclosure. Low level dual flush WC. Wall unit and matching vanity basin unit with illuminated mirror cabinet over. Extractor fan. Dual heat towel rail.

BEDROOM 2
uPVC window to the front overlooking a slate chipped garden area. Fitted double wardrobe. TV point.

BEDROOM 3
uPVC window to the side of the property. Fitted double wardrobe with hanging space and shelving, matching free standing desk unit. TV point.

FAMILY SHOWER ROOM
uPVC obscured window to the front. Fully tiled walls and floor. Quadrant shower enclosure with electric shower unit. Low level WC. Small wall unit. Matching vanity basin unit with illuminated mirror cabinet over. Extractor fan. Dual heat towel rail.





OUTSIDE
Access is over a shared drive approach, leading to a private tarmacadam drive / parking with motion sensor light. There is also potential for an extended parking area subject to the necessary planning consents.

Garage with electric door. Water tap. Lighting. Sockets. Fitted shelving.

Stepped paved approach with lighting.

Extensive paved pathways. 2 level paved patio areas. Millboard decked area. Loose blue slate chipping garden areas. Hedging.Timber panelled fencing.

Stainless steel garden gates and handrails to stepped areas

Raised shrub/plant sections

Garden walls with slate copping.

A granite topped unit for a Bbq

Garden summerhouse / home office building as manufactured and installed by ‘Keops Interlocking Log Cabins’ with additional lean-to extension . Currently configured with Lounge area with sofa bed, leading through to Shower room with Shower , WC , and Wash Basin , and on again to Kitchen area with rear exit door and incorporating, Oven , Hob , Washing Machine , Fridge and Kitchen Sink , and Cupboards.

Side gate to Devon bank boundary.

REAR GARDEN
To the rear there is a large terrace which has been entirely paved for low maintenance and provides a great space in which to entertain family and friends.
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There is side access to the front of the property to both sides.

SERVICES
Mains metered water, drainage and electricity. Oil fired Central heating.

EPC RATING - E

COUNCIL TAX BAND D
Amount payable approximately £2261 per annum.

TENURE
Freehold.

CONSUMER PROTECTION FROM UNFAIR TRADING
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