



## FIELD VIEW, THURSTON, IP31 3TL

£240,000  
LEASEHOLD

Located in a retirement community within walking distance of excellent amenities and nearby transport links in the popular village of Thurston. This link-detached bungalow is presented in good order, with a generous and private garden with the benefit of a single garage. Set in a small thriving development of warden assisted properties, exclusively for the over 55's. The sitting room leads on to the conservatory with double doors to the garden and a fitted kitchen with appliances. There are two bedrooms served by a wet room. There is emergency pull cords located throughout the bungalow, for safety and security. Viewing is highly recommended.

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# FIELD VIEW

- Chain Free - Link Detached Bungalow For The Over 55's
- Retirement Community With Warden Assitance
- Located In A Quiet Cul-De-Sac
- Electric Heating
- Garage & Driveway Parking
- Private Enclosed Rear Garden
- Well Appointed Kitchen
- Wet Room
- Close To Local Amenities & Transport Links
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Front door, airing cupboard, loft access and electric radiator.

## Sitting Room

French doors to conservatory and electric radiator.

## Conservatory

Double doors to garden, side door to driveway and windows

## Kitchen

A range of wall and base cupboards and drawer units. Built in double oven, ceramic hob and extractor fan. Space for washing machine and fridge freezer. Window to front and door to side.

## Bedroom 1

Double room with electric radiator, double built in wardrobe and window to rear.

## Bedroom 2

Single room with window to front and electric panel heater.

## Wet Room

With electric shower, wash basin and WC. Electric radiator, electric wall heater, extractor fan and window to front.

## Outside

### Front Garden

Front garden with a lawn area and block paved driveway. Side access to garden and access to garage.

### Rear Garden

Rear garden mainly laid to lawn with patio and shingle border, flower beds and pedestrian door to garage. Gated access to the front.

## Garage

Up and over door. Light and power connected. Pedestrian door to the garden.

## Agent's Note

A charge of approximately £1759.12 per year is payable to Flagship housing, this includes the following benefits: scheme coordinator, alarm system, window cleaning, communal grounds maintenance, external property repairs and buildings insurance.

The remaining lease is 83 years.

There are 8 owned solar panels

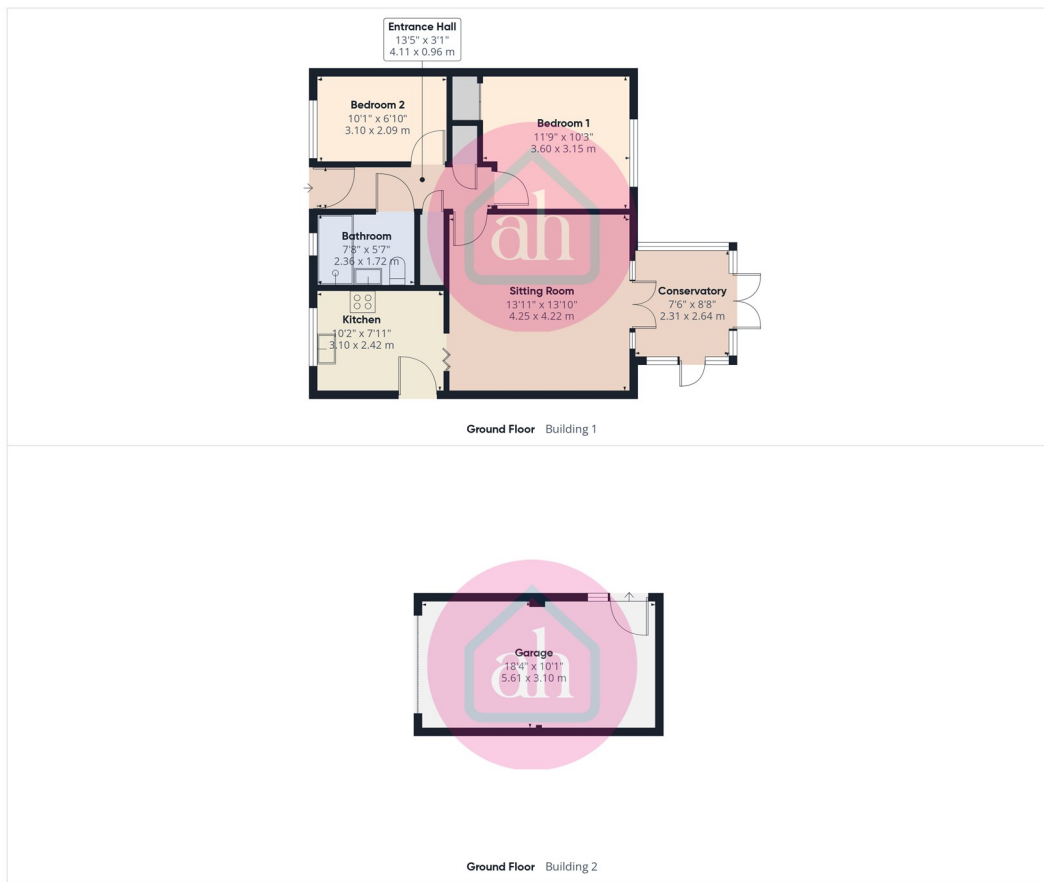
## Disclaimer

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## FIELD VIEW





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Approximate total area<sup>m</sup>

833 ft<sup>2</sup>  
77.3 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: D Council Tax Band: C**

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