Tree Poppy Mews, 27 Huntsmans Drive, Oakham, Rutland, LE15 6RP
Offers In The Region Of £135,000

MURRAY
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Tree Poppy Mews, 27 Huntsmans Drive, Oakham, Rutland, LE15 6RP
Tenure: Leasehold
Council Tax Band: B (Rutland County Council)

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DESCRIPTION

An attractively presented one bedroom mews-style middle-terrace bungalow set within a sought-after retirement complex on the edge of Oakham, within walking distance of Oakham Medical Centre, railway station and close to town centre and its amenities.

The tastefully appointed interior benefits from gas central heating and double glazing and comprises Entrance Hall, open-plan Lounge and Kitchen, a double Bedroom and Wet Room.

All cottages on the development have been built to an energy efficient standard, secure by design and to ensure the safety of the residents with the benefit of a fire- and smoke-detection system and 24/7 call system to summon assistance, if required.

The cottage has an allocated parking space with additional communal spaces available for visitors.

The complex is located within the town of Oakham, only a short walk from the centre but enjoying a sheltered community with a safe and secure living environment. At the heart of the development, amongst the landscaped gardens, is Brambles Social Centre. The development is the perfect balance of a comfortable, safe and secure living environment, but set within the community. Brambles Social Centre is currently open Wednesdays for coffee mornings and Fridays (e.g. fish and chips lunches), as well as for social events including choirs, plays, etc. Meals are available to order at concessional prices from the Care Village kitchen.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.40m x 2.90m (11'2" x 9'6")

Entrance door, radiator, loft access hatch, alcove cupboard with fitted shelving.

Open-plan Lounge & Kitchen

comprising Kitchen Area and Dining Area as follows:

Kitchen Area 3.02m max x 2.26m (9'11" max x 7'5")

Fitted with a good range of beech-fronted base and wall-mounted units, grey granite-effect formica worktops, inset single drainer stainless steel sink unit with tiled splashbacks and breakfast bar. Integrated appliances comprise electric Blomberg electric hob and Blomberg electric hob with stainless steel extractor hood above. Included in the sale is a freestanding Bosch fridge, Beko dishwasher and freezer. There is undercounter space and plumbing for washing machine.

Wall-mounted Ideal gas-fired central heating boiler, tiled splashbacks, window to front.

Lounge Area 5.26m x 3.58m (17'3" x 11'9")

Radiator, French door with matching side panels giving access to the central courtyard.

Bedroom 4.47m max x 3.10m (14'8" max x 10'2")

Freestanding double wardrobe with mirrored sliding door, radiator, two windows overlooking the courtyard.

Wet Room 2.16m x 2.16m max (7'1" x 7'1" max)

White suite comprising low-level WC and hand basin with tiled splashback, walk-in shower with floor drain, extractor fan, power shower, tiled surround and glass screen. Radiator, extractor fan, window to front.

OUTSIDE

Parking

The property includes an allocated parking space.

Garden

French door from Lounge leads out on to the patio seating area which overlooks attractively landscaped communal courtyard.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor and in-home
O2 - good outdoor and in-home
Three - good outdoor, variable in-home
Vodafone - good outdoor and in-home

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Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

LEASEHOLD INFORMATION
Lease term: 125 years (less 3 days) from 01/03/2005
Years remaining: 104
Service charge: £313.97 pcm
Ground rent: N/A

COUNCIL TAX
Band B
Rutland County Council, Oakham 01572-722577

VIEWING
By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS
Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER
1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

BOSCH

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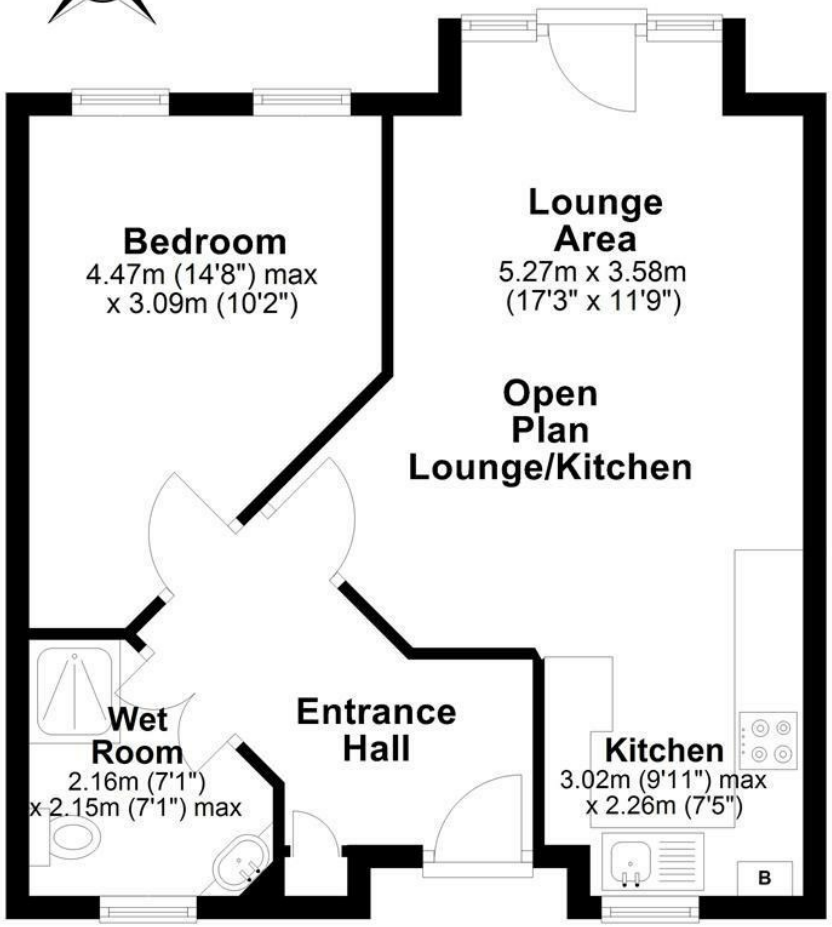
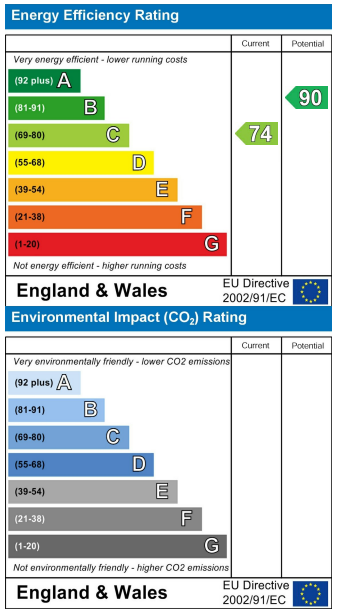
Ground Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



Total area: approx. 46.5 sq. metres (501.0 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.