



Zaza Johnson & Bath
Estate Agents

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Linden Lea, Linley Terrace, Pontesbury, Shrewsbury, Shropshire, SY5 0TH

Offers in Excess of £300,000

A delightful 2 bedroom semi-detached dormer bungalow enjoying fabulous views towards Pontesford Hill. The property has been well maintained throughout offering comfortable accommodation including Entrance Hall, Living Room, Kitchen, Conservatory, 2 Bedrooms Bathroom, First Floor Shower Room, Separate WC, Attractive Gardens, Driveway, GCH, DG, No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

uPVC double glazed entrance door.

Entrance Hall

Doors to Bathroom, Kitchen, Living Room, Bedroom and Conservatory, staircase to First Floor Landing.

Living Room 13' 9" x 11' 2" (4.19m x 3.40m)

Electric fire with surround, radiator, double glazed window to the front.

Ground Floor Bedroom 13' 5" x 9' 10" (4.09m x 2.99m)

Radiator, double glazed window.

Kitchen/Breakfast Room 9' 10" x 14' 2" (2.99m x 4.31m)

Fitted with white Shaker style units with chrome handles, stainless steel sink unit, laminate work tops, tiled splash backs, gas cooker with filter hood above, tiled flooring, 2 double glazed windows overlooking garden, door to Utility.

Utility Room 5' 11" x 5' 7" (1.80m x 1.71m)

Plumbing for washing machine, access to garden.

Conservatory 11' 10" x 6' 11" (3.60m x 2.11m)

Of brick and uPVC double glazed construction. lovely views over garden and surrounding countryside, double glazed doors provide access to the garden.

Bathroom

Fitted with 3 piece suite including corner shower cubicle, WC, wash basin, double glazed window.

First Floor Landing

Bedroom 13' 4" x 12' 7" (4.06m x 3.83m)

With partition wall, shower cubicle, 2 dormer windows, double glazed window to the side.

Outside

Approached over a tarmac driveway providing ample parking. The front garden is laid to gravel beds with mature shrubs. The rear garden is neatly kept with lawns, large patio area, timber shed and views towards Pontesford Hill.

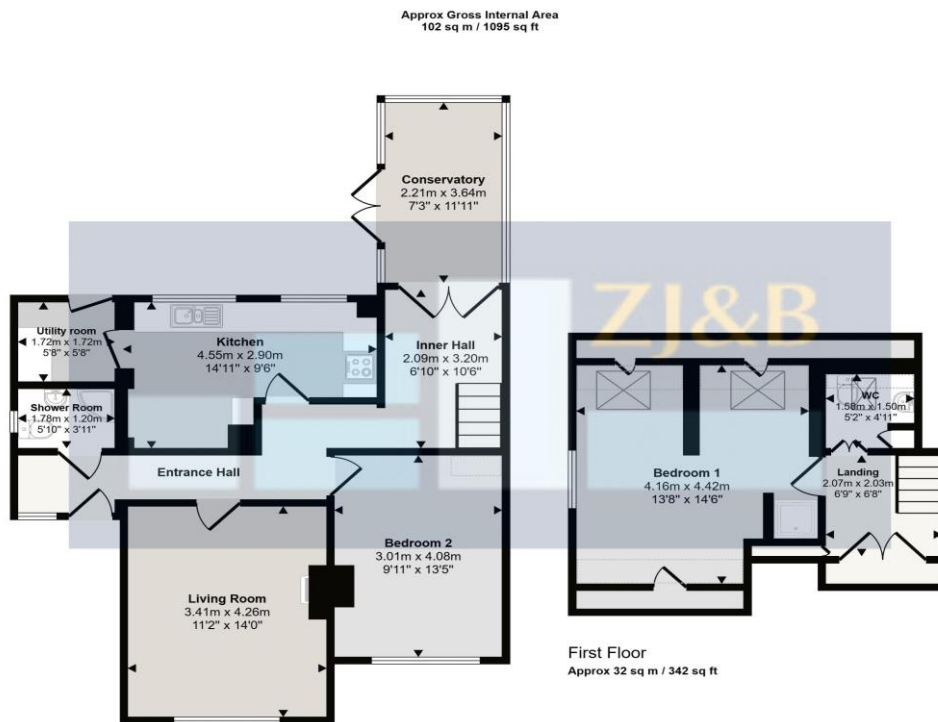
Separate WC

With wash basin and WC

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



Ground Floor
Approx 70 sq m / 753 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY

DynamicPDF Renderer v2.0 evaluation: www.DynamicPDF.com

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

Linden Lea Linden Avenue Pottersbury Barnstaple S15 0TH	Energy rating D	Valid until 21 May 2034 Certificate number 6370-2162-4350-2224-5855
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Property type	Semi-detached house
Total floor area	112 square metres

Rules on letting this property

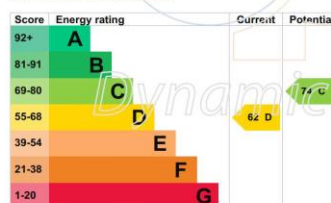
Properties can be let if they have an energy rating from A to E.

You can need guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>)

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage