



CARVERS
SALES & LETTINGS

Tangmere Road
Yarm, TS15 9GF
Price £420,000

House - Detached



Offered CHAIN FREE is this amazing family home in Yarm. Located off Green Lane on a newer build estate not far from the train station the sizable property is in immaculate condition and ready to love. Internal accommodation consists of an entrance hallway, spacious living room, second reception room/home office, kitchen dining room and ground floor WC. The first floor holds four impressive double bedrooms, master bedroom ensuite and family bathroom. Externally the property holds off street parking, garden and garage to the front whilst the rear offers a large west facing lawn and paved patio area perfect for evening relaxing. Perfectly finished the property must be viewed to be appreciated. EPC rating B, Stockton Borough Council tax band F.



- CHAIN FREE
- Four Bedrooms
- Generous Plot
- Parking and Garage
- Wonderful Family Home
- Two Reception Rooms
- Fantastic Decor

General Information

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Stockton Borough Council (Tax Banding F)

Buyer Identification Check

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

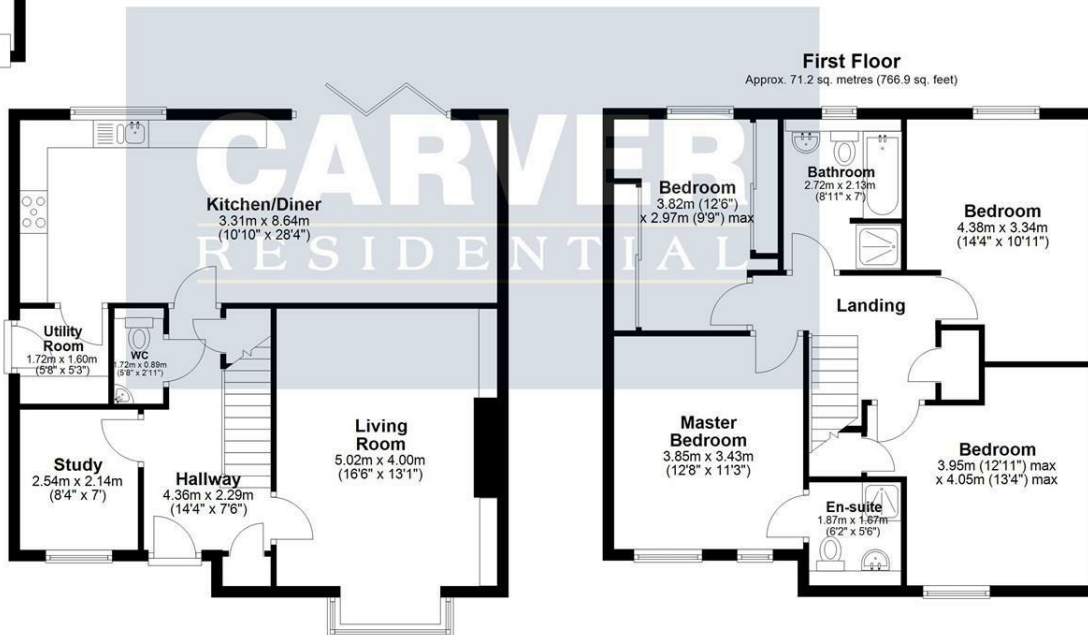
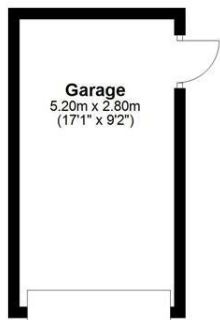
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Ground Floor

Approx. 92.0 sq. metres (990.2 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.9 sq. feet)

Total area: approx. 163.2 sq. metres (1757.1 sq. feet)
9 Tangmere Road, Yarm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	94
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property size taken from EPC sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.
 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.