



IVY COTTAGE, SOUTH STREET

MAYFIELD - £265,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

**Ivy Cottage, South Street,
Mayfield TN20 6BY**

**Sitting Room Open Into Kitchen/Diner With
Walk-In Boiler Cupboard - First Floor Landing -
Two Bedrooms - Bathroom - Small Courtyard
Patio Garden - Countryside Views From The
First Floor**

A pretty half tile hung two bedroom terraced cottage situated in the heart of Mayfield village and just a short stroll from the High Street with its many shops, café and village pub. The property features a sitting room which opens directly into a kitchen/diner with integrated appliances, a modern bathroom and two good size bedrooms. There is a small patio courtyard garden to the rear and on-road parking.

SITTING ROOM:

Double glazed window to the front. Wood effect flooring. Radiator. Opening into:

KITCHEN/DINER:

Double glazed window. Range of matching wall and base cupboards. Wood effect worktop with inset gas hob and oven under and filter hood above. Inset one and a half bowl stainless steel sink. Integrated fridge and washing machine. Door to courtyard garden.

BOILER ROOM:

Double glazed window. Gas-fired boiler. Door to courtyard garden.

Stairs leading to:



FIRST FLOOR LANDING:

Access to the loft space.

BEDROOM ONE:

Double glazed window enjoying far reaching countryside views. Built-in cupboard. Radiator.

BEDROOM TWO:

Double glazed window. Radiator.

BATHROOM:

White suite comprising pane enclosed bath with mixer taps, thermostatic shower and fitted glass shower screen. vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Tiled floor. Chrome heated towel rail. Fitted shelving. Inset spotlights. Extractor fan.

OUTSIDE:

Courtyard garden with decking. Outside water tap.

SITUATION:

The historic village of Mayfield offers a variety of shops, some of an interesting independent nature coupled with curiosity shops, beautiful Church and traditional Inns. The village is famous for its interesting architecture and well-regarded church choir. The location is well served for schooling for all age groups including Mayfield School for Girls. The thriving market town of Heathfield lies a short distance to the south and offers a range of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. Train stations to London can be found at nearby Wadhurst and Tunbridge Wells, the latter providing a service of trains to London in just under the hour.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

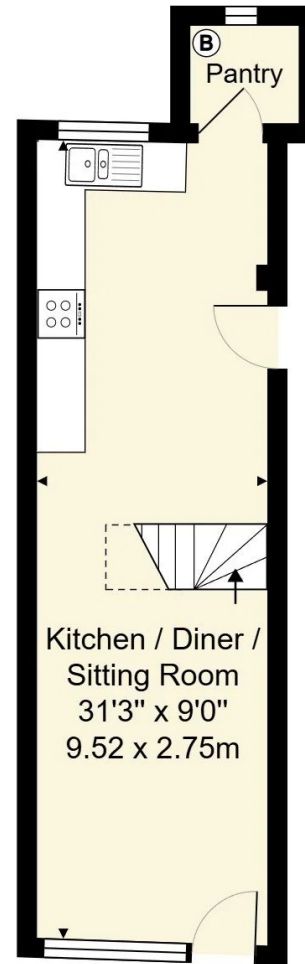
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

AGENTS NOTE:

We understand there is a right of access from the end of the terrace to the rear entrance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**Ground Floor****First Floor**Approx. Gross Internal Area 636 ft² ... 59.1 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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