

nick tart



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Key Features

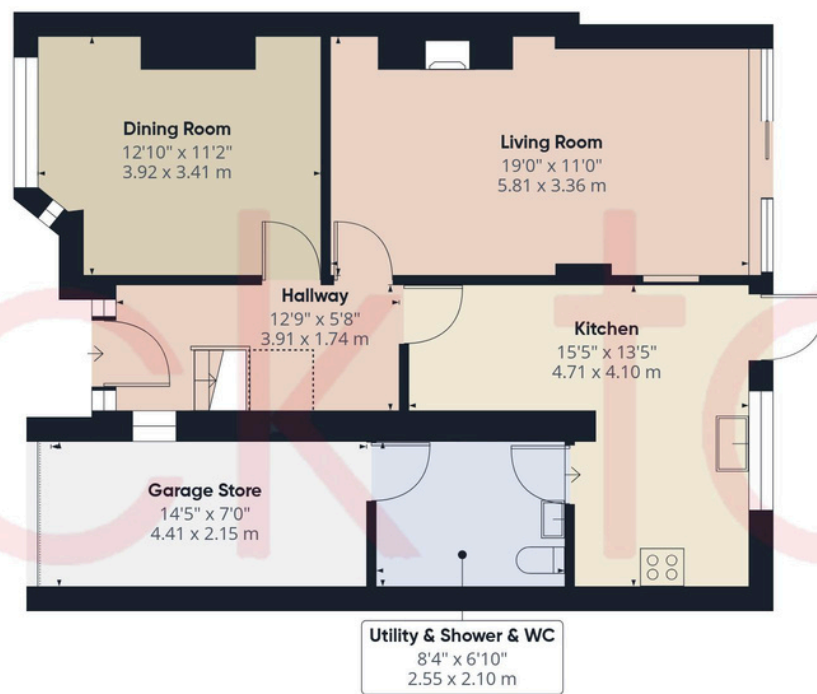
- Entrance porch
- Entrance hall
- Dining room
- Living room
- Kitchen
- Utility / Shower room
- Choice of five bedrooms
- Bathroom
- Garage store
- Rear garden
- Driveway



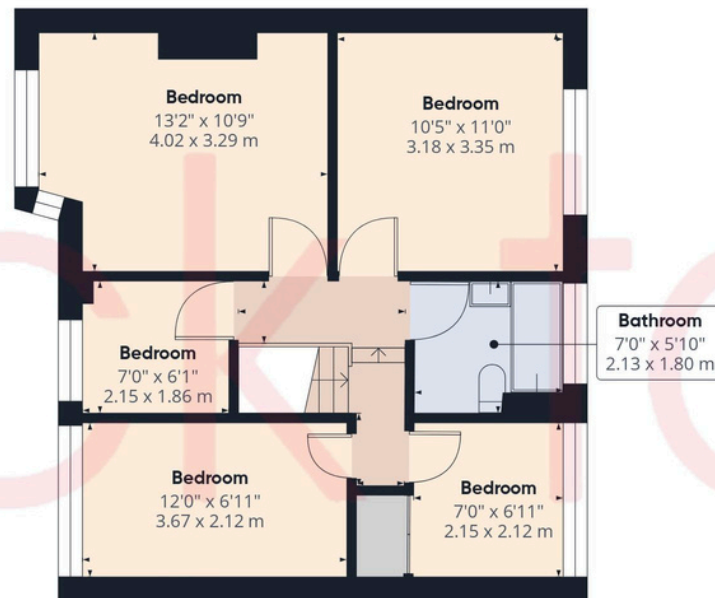
Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1229 ft²

114.2 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

Entrance porch leads to the...

Entrance hall Approached via UPVC double glazed front door, wood effect flooring, radiator, staircase rising to the first floor and doors to...

Dining room Has wood effect flooring, feature fireplace and UPVC double glazed windows to the fore.

Living room Has wood effect flooring, x2 radiators, skylight and UPVC double glazed sliding doors lead outside.

'L' shaped **Kitchen** Enjoys a matching range of wall and base level units with work surfaces over, breakfast bar, sink unit with extendable mixer tap, gas cooker point, plumbing for dishwasher, space for fridge freezer, radiator, tiled flooring, skylight, breakfast bar and UPVC double glazed door and window face the rear. An internal door leads to the...

Utility / Shower room This multifunctional area offers a shower cubicle with electric *Aquatonic* unit, WC, sink unit with mixer tap, plumbing for washing machine, radiator, tiled flooring, fully tiled walls and an internal door leads to the...

Garage store which can be approached via the front or via the kitchen.



Outside

The rear garden has a paved patio area and lawn whilst to the fore is a block paved driveway allowing off road parking.



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First Floor

Split landing Has the hatch to roof space and wood effect flooring.

Bedroom Has UPVC double glazed windows to the fore, radiator and wood effect flooring.

Bedroom Has a radiator, UPVC double glazed windows to the fore and wood effect flooring.

Bedroom Has fitted wardrobes with matching dressing table/desk, wood effect flooring, radiator and UPVC double glazed windows to the fore.

Bathroom Offers a suite comprising of 'P' shaped bath with shower attachment over, wash hand basin with mixer tap, WC, wall mounted gas combination Ideal boiler, tiled flooring, heated towel rail and fully tiled walls.

Bedroom Has wood effect flooring, radiator, UPVC double glazed windows to the rear and fitted wardrobes with sliding mirror doors.

Bedroom Has radiator and UPVC double glazed windows to the floor.



EPC: D57

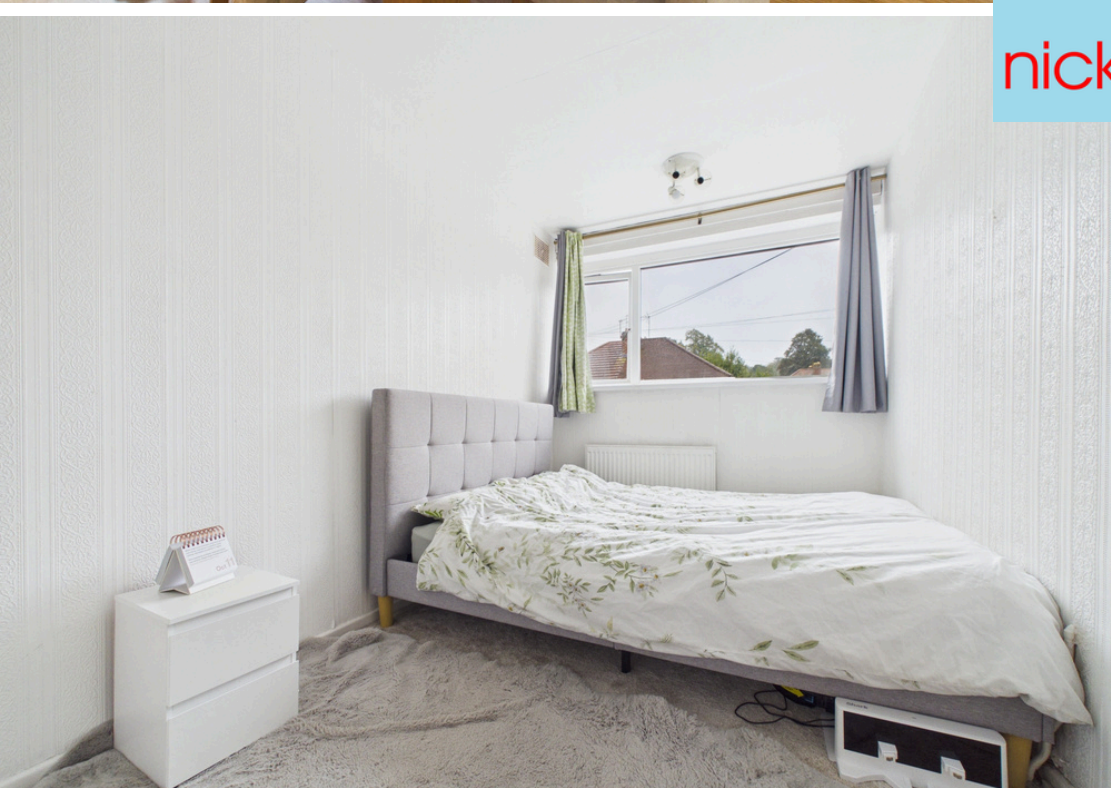
Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).



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