



- An inviting natural stone semi-detached cottage
- Cosy lounge, separate dining room
- Fitted kitchen and ground floor bathroom
- Three good sized bedrooms two with views
- Mediterranean style courtyard and exceptional cottage style garden!
- Extensive private drive and garage to rear



"An attractive natural stone semi-detached cottage boasting an extensive private drive and a beautiful and sunny, cottage style garden measuring approx. 50 metres in length, and garage".

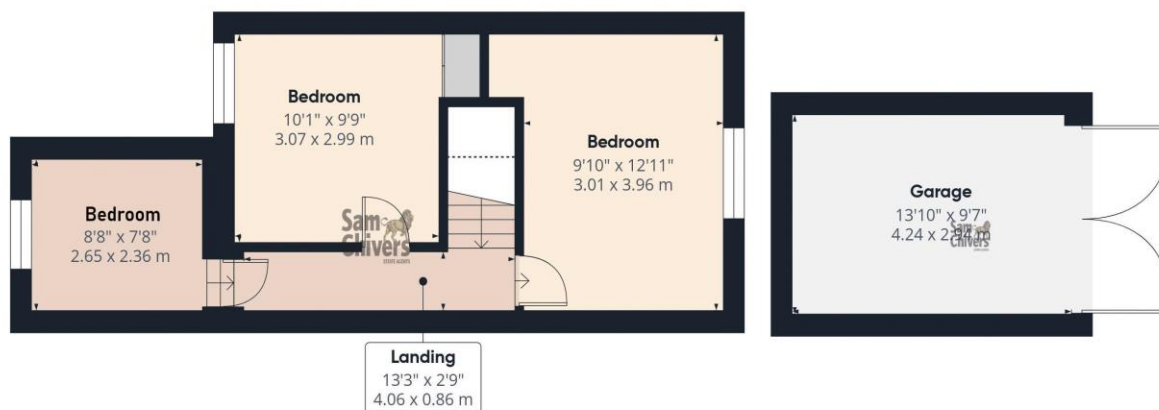
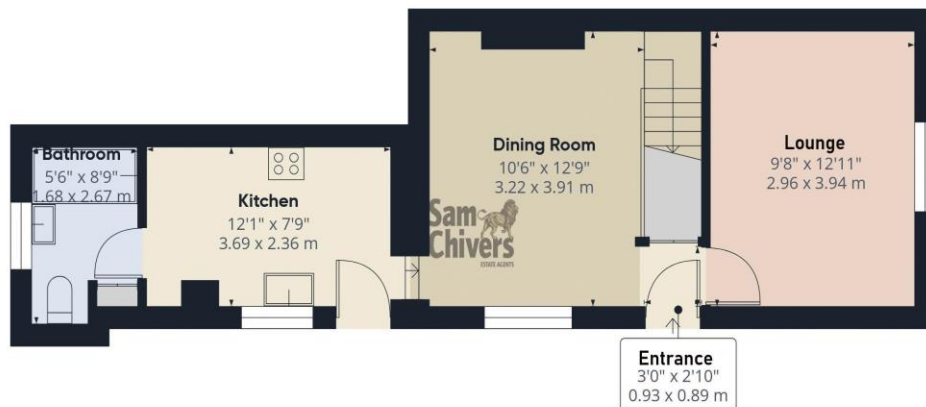
The accommodation comprises entrance lobby with handy storage cupboard, a snug lounge to front and a dining room with window to side overlooking a private courtyard. Fitted kitchen also with a door and window onto the courtyard. There is a bathroom on the ground floor with a shower over bath. On the first floor are three good sized bedrooms, the 2nd and 3rd bedrooms to the rear enjoy far reaching views across the town. Gas central heating and double glazing.

A main feature of this house is the outside space which has been carefully designed and lovingly cared for comprising an extensive gravelled private drive and gated access into a charming Mediterranean style courtyard with paved, gravelled borders and mature planting.

Further gated access leads to a shared vehicular access and garage, aside the garage a pathway continues to an extraordinary cottage style garden with lawns and a meandering pathway which passes through different themed planted area all well stocked, finally arriving at the vegetable and fruit patch. The sun is in the garden all day and is an oasis!

Tenure: Freehold. **Council Tax Band:** B.





Approximate total area^m
924 ft²
85.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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