



Farm View Cottage, Parsonage Lane

Tending, CO16 0DE

Offers in excess of £350,000 Freehold



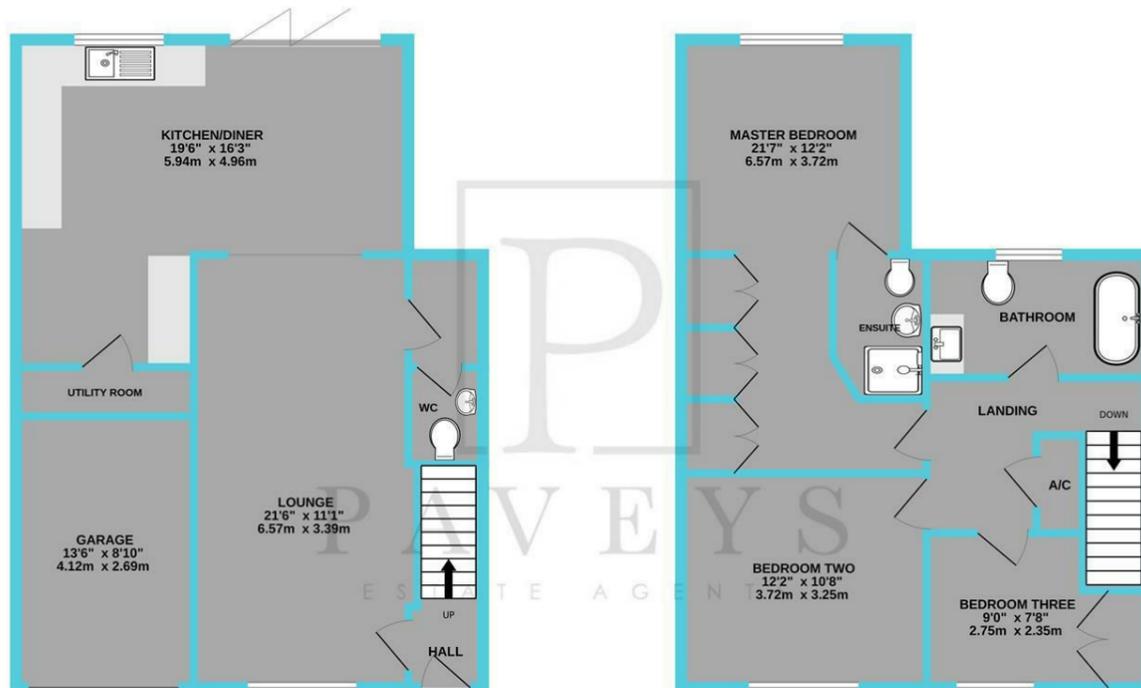
PAVEYS
ESTATE AGENTS

Paveys have the pleasure in offering for sale this pretty cottage positioned in a peaceful lane in the picturesque village of Tending. Farm View Cottage is a charming, extended cottage with walled rear garden, garage and inviting interior surrounded by open fields and farmland. The ground floor accommodation offers a sunny kitchen dining room with Velux roof windows and bi fold doors to the garden, lounge and cloakroom. Upstairs is the master bedroom with ensuite shower room, two further bedrooms and bathroom. The delightful rear garden has an array of established planting and patio area. To the front of the property is the garage. The sought after village of Tending is positioned between Thorpe-le-Soken and Manningtree, both of which offer rails services to Central London. The village has its own highly regarded primary school, church, village hall and popular Bicycle Bar & Restaurant. An internal viewing his highly recommended. Call Paveys to arrange your appointment to view.



GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.

1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	77
(81-91) B	
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

PORCH

Composite entrance door to front aspect, exterior lighting, stair flight to First Floor, door to Lounge, radiator.

LOUNGE 21'6" x 11'1" (6.55m x 3.38m)

Double glazed window to front, wood flooring, TV point, open access to Kitchen Dining Room, feature traditional radiators.

LOBBY

Wood flooring, door to Cloakroom.

CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. Wood flooring, radiator.

KITCHEN DINING ROOM 19'6" x 16'3" (5.94m x 4.95m)

Shaker style over and under counter units, granite work tops and upstands, ceramic butler sink with mixer taps over. Stoves range oven with matching hood over, space for fridge freezer, door to boiler room, Double glazed bi fold doors to rear garden, double glazed window to rear, pitched ceiling with double glazed Velux windows, LVT flooring, tiled splash backs, smooth ceiling, spot lights, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, built in cupboard.

MASTER BEDROOM 21'7" x 12'2" (6.58m x 3.71m)

Double glazed window to rear with views over the garden, LVT flooring, range of fitted wardrobes and storage cupboards, door to Ensuite Shower Room, traditional radiator.

ENSUITE TO MASTER BEDROOM

Modern white suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle with mains shower. LVT flooring, fully tiled walls, spot lights, traditional towel rail.

BEDROOM TWO 12'2" x 10'8" (3.71m x 3.25m)

Double glazed window to front, LVT flooring, radiator.

BEDROOM THREE 9' x 7'8" (2.74m x 2.34m)

Double glazed window to front, LVT flooring, built in cupboard, built in wardrobe, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath with mixer taps. Double glazed window to rear, tiled flooring, part tiled walls, traditional towel rail.

REAR GARDEN

A pretty, charming rear garden predominantly laid to lawn with curved patio area, lawn area bordered by stocked flower beds, established tree, timber shed with loggia, part walled/part panel fencing, gated access to side.

GARAGE

Electric roller up and over door, power and light connected.

OUTSIDE FRONT

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

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