CARVERS

SALES & LETTINGS

Ovington, Richmond, DL11 7BW

Offers in the region of £210,000

Bungalow - Semi Detached

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UNEXPECTEDLY BACK TO MARKET is this CHAIN FREE, beautifully presented, south facing one bedroom stone and brick rendered single storey period cottage occupies a prominent position overlooking part of Ovington green. Peaceful and tranquil, deceptively spacious one bedroom cottage has been run as a successful holiday let for a number of years. The Conifers has the options of being an ideal investment/development opportunity or your own slice of rural village life. Lovingly updated and finished the property consists of a welcoming hallway, living room with feature fireplace, double bedroom, spacious bathroom and a kitchen dining room with French doors. Externally the property offers a very pretty walled front garden with bordered lawn and a private rear walled garden which is a sheltered sun trap. Planning permission is in place for a first floor extension into the loft to create a three bedroom cottage with two reception rooms, a dining kitchen and a front porch. Viewing is highly recommended to appreciate the property and opportunities on offer. The entrance hall leads to the charming living room with feature fireplace and a display alcove set into wall with window overlooking the south facing front walled garden. The lovely double bedroom with window seat also overlooks the front garden. The dining kitchen, with French doors to the rear garden, comprises of a matching range of wall and base units incorporating an integrated washer/dryer and an electric fan oven with a ceramic electric hob and integrated extractor fan over. The bathroom comprises a panelled bath with shower over, wash hand basin and low level WC. Externally the south facing front walled garden with hedge to one side with cast iron entrance gate, pathway to front entrance, mature planted beds surrounding lawn. To the rear is a walled courtyard garden with raised borders, a beautiful private sheltered sun trap. EPC rating E, Durham County Council tax band B.

- Successful Holiday Let
- Village Cottage
- Private Rear Garden
- Fully Modernised
- One Bedroom with Planning for Extension

GENERAL INFORMATION

Tenure: Freehold
Services: Electric central heating, mains electric, water and drainage.
Double glazing
Local Authority: Durham County Council (Tax Banding B)

Location

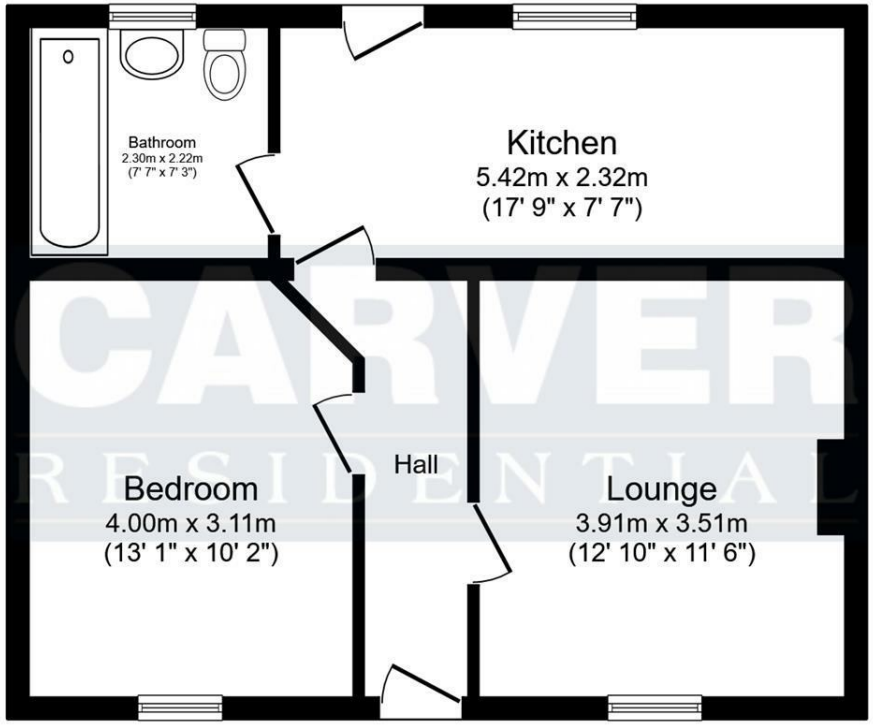
Ovington, known as the maypole village, enjoys a public house and a community led village hall. The nearby historic towns of Barnard Castle and Richmond both provide a wide range of amenities including local and larger retailers, sports centres, swimming pools and weekly markets. The A67, A66 and A1(M) provide links with the major commercial areas of the North East. Nearby Darlington has a main-line railway station.

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.

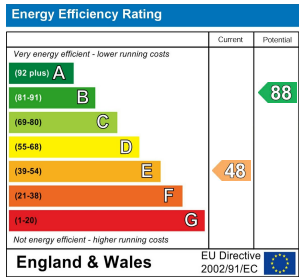
Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



Floor Plan

Floor area 50.2 sq.m. (540 sq.ft.)



Property size taken from EPC
538.00 sq ft

Total floor area: 50.2 sq.m. (540 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

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