



CARVERS
SALES & LETTINGS

Clowbeck Court
Faverdale, Darlington, DL3 0BQ
Offers in the region of £220,000

House - Detached



Ideally suiting family occupation this is a deceptive, extended detached home occupying a pleasant plot on this popular development which is situated close to good range of local shops and amenities.

The property offers well proportioned accommodation which comprises on the ground floor; entrance hallway, good size "L" shaped lounge/dining room, sitting room, UPVC double glazed conservatory, kitchen and a shower room/w.c. To the first floor there are three bedrooms, the master with an en-suite, and there is a family bathroom.

Lawned gardens to the front and to the rear, there is also a driveway for car parking.

NO ONWARD CHAIN.



- Deceptive detached family home
- Three bedrooms en-suite to the master
- Downstairs shower room/w.c.
- Driveway for parking
- Well proportioned deceptive accommodation
- "L" shaped lounge/dining room sitting room and conservatory
- Lawned gardens front and rear
- No onward chain

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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

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 e.g. a conservatory and/or garage)



AWAITING FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

Property size taken from EPC
sq ft



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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.