



STONE BUILT SEMI DETACHED HOME WITH COSY LOUNGE, MODERN KITCHEN, TWO FIRST FLOOR DOUBLE BEDROOMS, LAWNED GARDEN AND OFF-ROAD PARKING

AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS OR SMOKERS / BOND IS £980/  
EPC D68 / COUNCIL TAX BAND B

## LOUNGE 12'9" x 12'0"

You enter the property through a part glazed uPVC door into the lounge. Decorated in neutral tones, there is carpeted flooring, pendant lighting and an electric fire as a focal point. There is plenty of space for lounge furniture. A staircase ascends to the first floor landing and a door leads to the kitchen.



## KITCHEN 15'5" x 7'10"

This well equipped modern kitchen is fitted with white gloss base and wall units, marble effect roll top work surfaces and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a single electric oven with a four ring electric hob. There is sufficient space for a dining table and a freestanding fridge/freezer. The room is finished with wood effect laminate flooring and well lit with both a pendant and fitted lighting. Doors lead through to the lounge and storage cupboard and an opening leads to the utility room.



## UTILITY ROOM 8'1" x 4'11"

This great use of space provides plumbing for a washing machine and also houses the property's boiler.



### **BEDROOM ONE 12'0" x 9'3"**

Located to the front of the property with a large window giving views of the garden and surrounding village, this well-proportioned double bedroom benefits from a mirrored fitted wardrobe with ample room for freestanding bedroom furniture. The room is neutrally decorated and finished with pendant lighting, carpeted flooring and a mirrored fitted wardrobe. A door leads to the landing.



## **BEDROOM TWO 8'9" x 8'4"**

Positioned to the rear of the property, with lovely views over the garden from its window, is this well presented double bedroom. Neutrally decorated with carpeted flooring, there is ample space for freestanding bedroom furniture along with pendant lighting. A door leads onto the landing.



## **BATHROOM 6'5" x 5'6"**

Beautifully presented and incorporating a contemporary three piece suite, including a white bath with chrome shower over, pedestal hand wash basin with chrome mixer tap and a low rise W.C. This room has been finished to an exceptionally high standard and features attractive wall tiles and mirror with complementing laminate flooring and recessed spot lighting. An obscure glazed rear facing window fills the room with light and a door opens to the landing.



## **GARDEN**

To the front of the property there are two sections of lawned garden with mature shrub borders, stone walls and views of the surrounding area.

The property benefits from off street parking for two vehicles. There is also a paved and pebbled area which gives access to the rear door from the drive.



## **NEW LETTINGS INFORMATION**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

## **PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

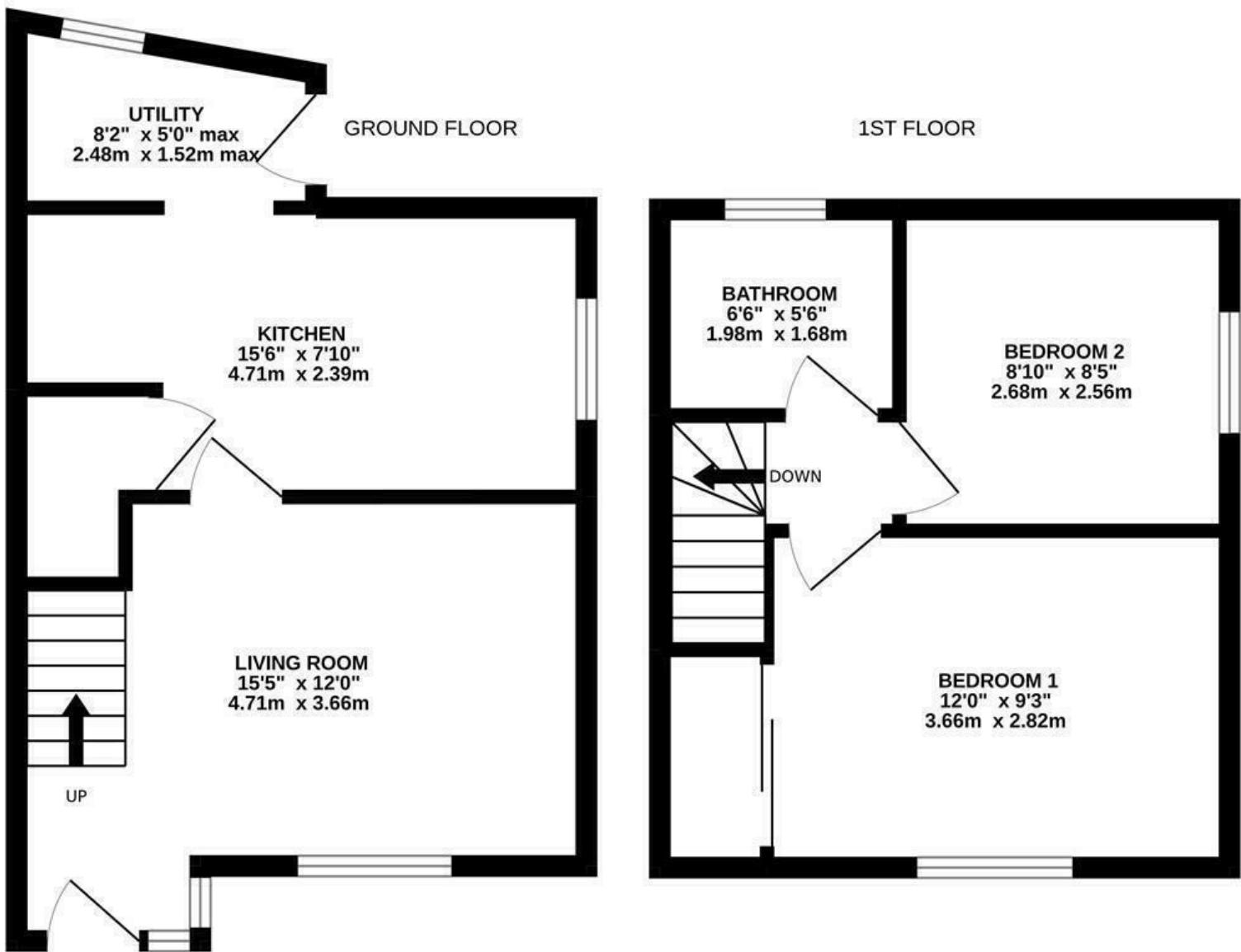
## **PAISLEY MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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		
(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	84

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

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