10 Edgehill View, Gaydon, Warwick, CV35 0FL

- Fixed Equity Scheme - 40% Discount Of Full Market Value.
- To Be Sold To Local Buyers Who Meet The Local Connection Criteria
- Living Room
- Kitchen-Diner
- Three Bedrooms
- Bathroom and Downstairs Cloakroom
- Rear Garden
- Driveway
- EPC Rating C

3 1 1

Fixed Asking Price
£232,500

**TO BE SOLD TO LOCAL BUYERS WHO MEET THE LOCAL CONNECTION CRITERIA AT A 40% DISCOUNT OF FULL MARKET VALUE**

A well presented three bedroom house with driveway, enclosed rear garden and beyond field views. The accommodation comprises of hallway, cloakroom, living room, kitchen-diner, and upstairs there are three bedrooms and a bathroom.

ACCOMODATION
Entry through front door into hallway with wall mounted radiator and useful under stairs storage cupboard. The cloakroom offers wc, wash hand basin, wall mounted radiator and extractor fan. From the hallway it opens out into the kitchen-diner with the kitchen area fitted with a range of wall and base units with worktop over, integrated fridge freezer, washer-drier, dishwasher and oven with hob and extractor above. Window to the rear aspect and doors from the dining area opening out to the garden. A spacious living room which is dual aspect. From the hallway, stairs rising to the first floor landing with access to loft space. The master bedroom has window to the rear aspect, wall mounted radiator, built in cupboard and fitted wardrobe. Bedroom two offers dual aspect and sliding doors to wardrobe. Bedroom three has a window to the side aspect, built in cupboard space and wall mounted radiator. The bathroom is fitted with wc, bath with shower over, wash hand basin, heated towel rail, obscured window to the side and extractor fan.

OUTSIDE
With patio area immediately from kitchen-diner and remainder laid to lawn. Garden shed. Gated access to the driveway to the side of the property.

GENERAL INFORMATION
TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised there is an annual charge of £250 which is payable to Dassett Vale Management Limited. This is to be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG gas heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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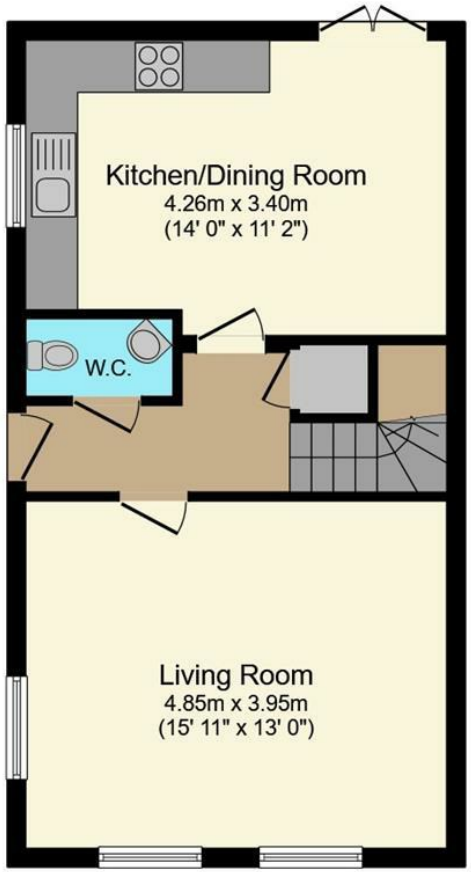
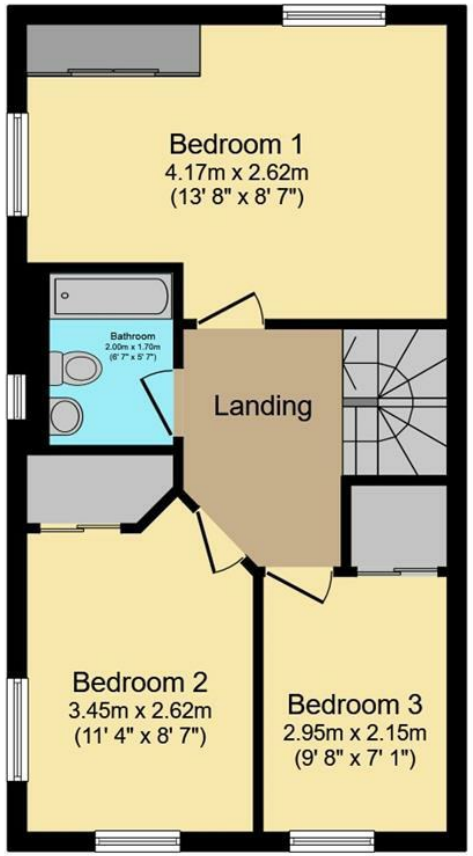



## Ground Floor

Floor area 45.0 sq.m. (484 sq.ft.)

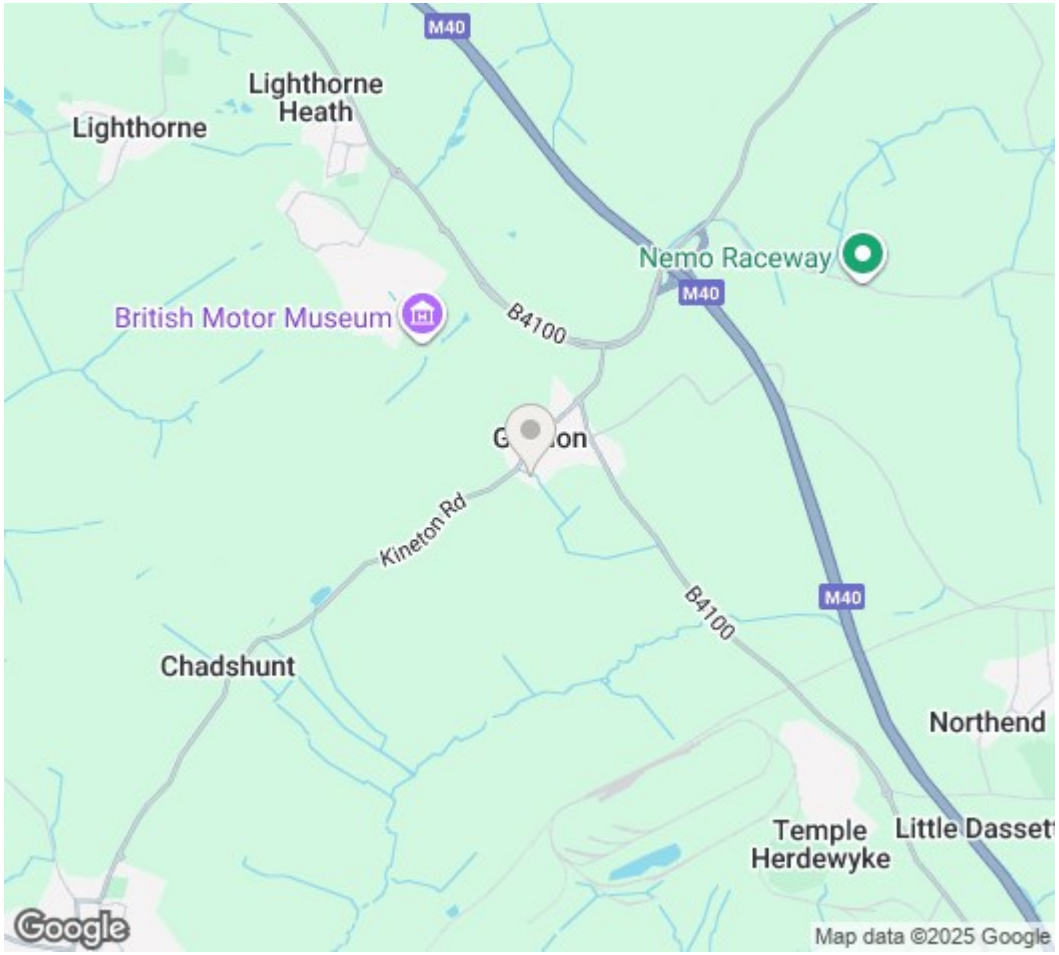



## First Floor

Floor area 45.1 sq.m. (485 sq.ft.)

Total floor area: 90.1 sq.m. (969 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




DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke