



**30 Coombe Shaw,
Battle, East Sussex TN33 9LQ
Guide Price £260,000**

A spacious two bedroom semi-detached house set in a beautiful semi-rural cul-de-sac location, adjoining open fields. The property comprises a modern kitchen/breakfast room, lounge, downstairs cloakroom, double glazed windows and doors, off road car port, and private south facing rear garden. Viewing comes highly recommended by RWW sole agents. Council Tax Band C. More photos to follow.

- Two Bedroom Semi- Detached House
- Downstairs Cloakroom & Upstairs Wet Room
- Private South Facing Rear Gardens
- Set In This Semi-Rural Cul-De- Sac
- Double Glazed Window And Doors
- Viewing Comes Highly Recommended
- Kitchen/Breakfast Room & Living Room
- Car Port & Off Road Parking

Entrance Hall

Entrance door and oil fired central heating gas and electric hot water boiler.

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Cloakroom

W.C. with low level flush, wall mounted wash hand basin, obscure glass window to the front elevation.

Living Room

18'3" x 15'5" (5.58m x 4.71m)

Window to the front elevation with door, understairs storage cupboard, double radiator.

Kitchen/Breakfast Room

14'10" x 9'4" (4.54m x 2.86m)

Window to rear elevation, patio doors open to the rear garden, double radiator. Fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer composite sink unit with mixer tap, plumbing for washing machine, integrated oven and grill with electric hob, extractor canopy and light, tiled splashbacks, plumbing for dishwasher, space for fridge/freezer.

First Floor Landing

Access to the roof space.

Bedroom One

15'4 x 7'7 (4.67m x 2.31m)

Windows to the front elevation, double radiator, overstairs storage cupboard.

Bedroom Two

9' x 8'4 (2.74m x 2.54m)

Windows to the rear and side elevations, double radiator.

Wet Room

With w.c. with low level flush, wall mounted wash hand basin, tiled splashbacks, showering area with shower unit controls and shower head, shower curtain rail, window to the rear elevation, half height wall tiling.

Outside

Front Garden

Enclosed with shrubbery and picket fencing, pathway to the front entrance door, off road parking to the front for several vehicles. Car Port with additional parking, outside water tap.

Rear Garden

Southerly access and private and secluded with brick paved patios and additional patio areas and enclosed with fencing to all sides with mature shrubbery, plants and trees of various kinds to the rear.

Agents Note



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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	85	59
(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		
(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	