



# HOPKINS & DAINTY

ESTATE AGENTS



## Pountain Close, Stretton, DE14 2FQ

**£190,000**

**\*\*OPEN 7 DAYS A WEEK** - HOPKINS & DAINTY are delighted to offer for sale this three bedroom, three storey, end town house. Set towards the end of this modern residential estate, in a cul de sac.

Built c.2018 by Persimmon Homes, the accommodation has gas central heating and double glazing and has to offer: a spacious lounge/diner, inner hall, full width rear kitchen with French doors opening onto the rear garden and a guest WC. On the first floor there are two generous double bedroom and the bathroom. On the top floor is another double bedroom with a built in storage cupboard. PLEASE NOTE BEDROOMS 2+3 HAVE BEEN SUB DIVIDED BY THE CURRENT OWNERS. WE ARE INFORMED THAT THESE DIVISIONS WILL BE REMOVED PRIOR TO SALE COMPLETION.

Externally, there is front driveway parking for two cars and an enclosed rear low maintenance garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.



Lounge 14'11">11'10" x 11'10">8'4" (4.55>3.62 x 3.62>2.56)

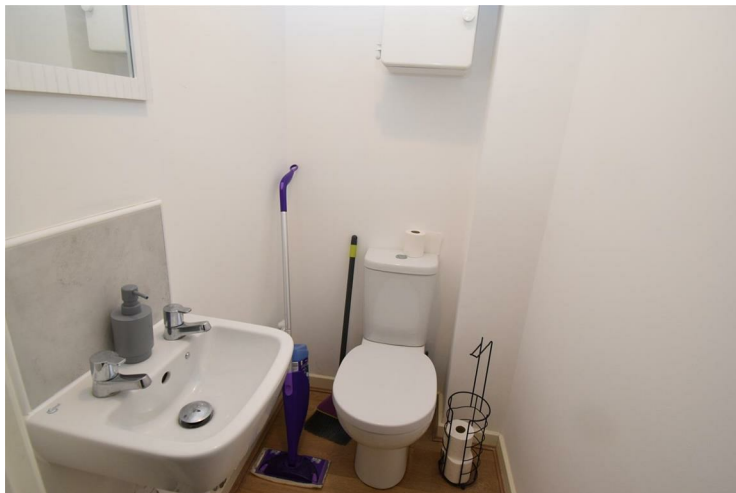


Inner Hall

Kitchen/Diner 11'9" x 8'9">7'8" (3.60 x 2.68>2.34)



Guest WC



First Floor Landing

Bedroom 1 11'10" x 8'11">7'8" (3.63 x 2.74>2.35)



Bedroom 2 part one 8'10" x 5'11" (2.70 x 1.81)

Bedroom 2 part two 10'5" x 5'8" (3.18 x 1.74)

Bathroom 7'10" x 5'6" (2.40 x 1.70)



Second Floor Landing

Bedroom 3 part one 12'3" x 8'5" (3.74 x 2.57)



### Bedroom 3 part two 8'4" x 8'3" (2.56 x 2.54)



### Front Driveway

### Rear Garden



### Service Charge

We understand that this property is subject to an annual service charge in the region of £170.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this

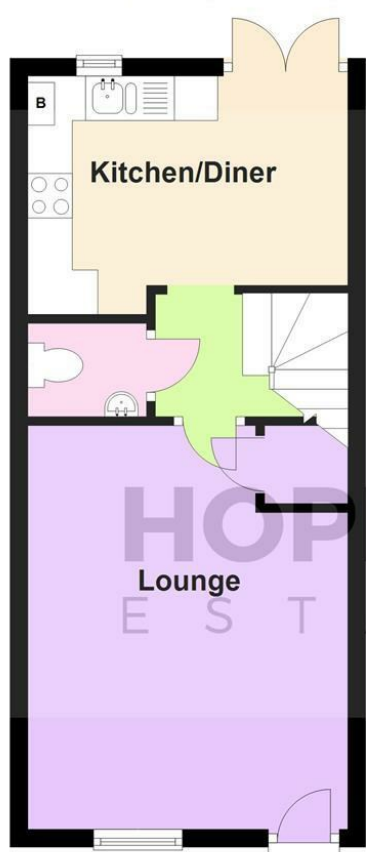
property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.



Floor Plan

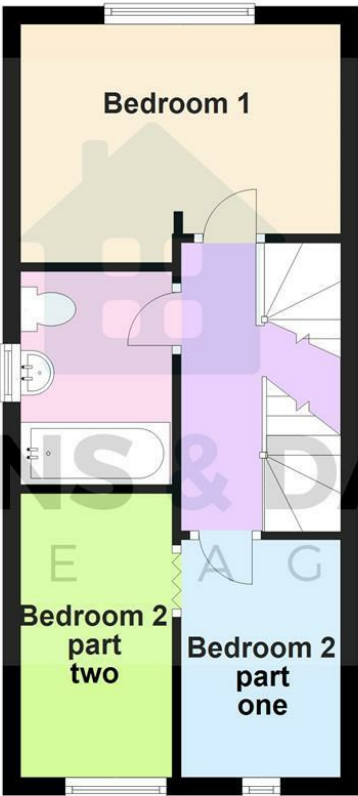
Ground Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



Second Floor

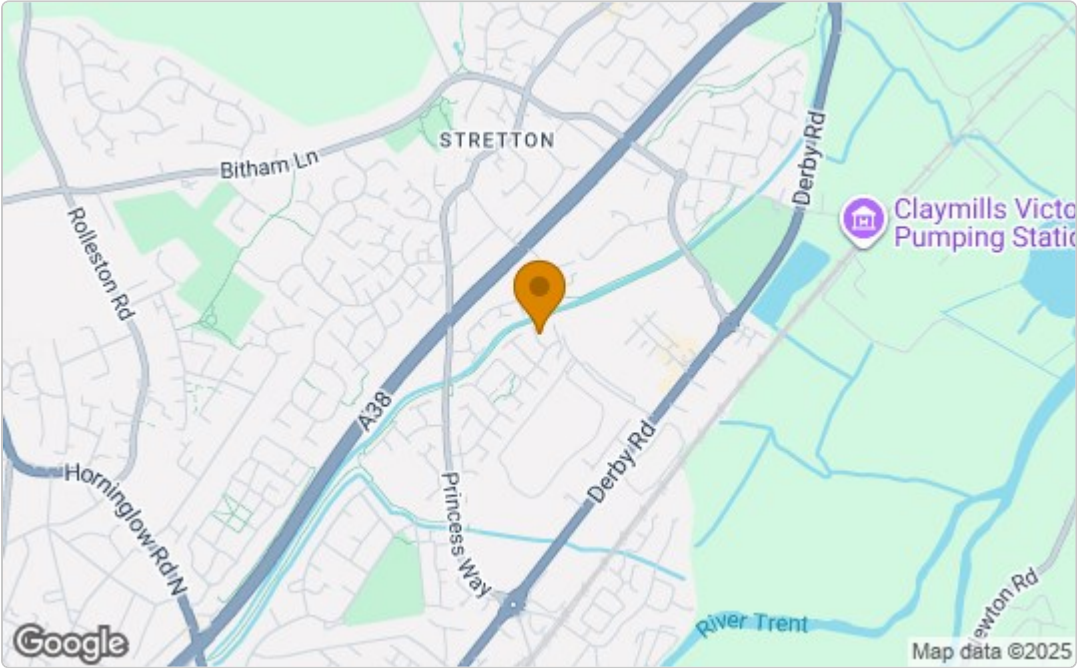
Approx. 22.7 sq. metres (244.1 sq. feet)



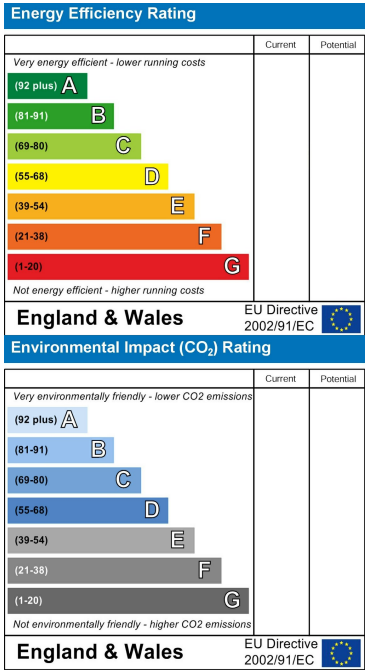
Total area: approx. 84.0 sq. metres (904.4 sq. feet)

COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.