

Daventry

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11 Sourton Place, Daventry  
NN11 0GT

Offers over £190,000



Sourton Place is a scheme of 31 Leasehold bungalows. Each bungalow is self contained and for people over the age of 55 and capable of independent living.  
 There is a pull cord alarm system in the bungalow which is linked to the scheme managers office during working hours and to a control centre at all other times.

**COMMUNAL FACILITIES -**

There is a fully furnished communal lounge, kitchen and laundry room for residents use.

PLEASE NOTE - CURRENT COUNCIL TAX BAND IS B.

**ENTRANCE HALL**

Radiator. Access to loft space. Door to storage cupboard. Further doors to the bathroom, two bedrooms and the lounge/diner. Fuse box.

**LOUNGE**

14'8 x 12'6

UPVC double glazed door (with double glazed windows to either side) to the rear aspect.

Radiator.

**KITCHEN**

10'11 x 7'6

UPVC double glazed window to the rear aspect. Fitted kitchen to comprise of a stainless steel drainer/sink unit with mixer tap over and built in unit under. Matching range of base, wall and drawer units. Roll edge work surface with tiling to splashbacks. Space and plumbing for washing machine. Space for cooker. Space for fridge. Cupboard housing boiler. Door to storage cupboard/pantry.

**BEDROOM ONE**

13'6 x 8'7

UPVC double glazed box bay window to the front aspect. Radiator. Built in double wardrobes.

**BEDROOM TWO**

7'7 x 7'6

UPVC double glazed window to the front aspect. Radiator.

**SHOWER ROOM**

Fitted in a suite of a low level wc, pedestal wash hand basin and a large shower cubicle with plumbed in shower. Tiling to splashback areas. Radiator.

Door to airing cupboard.

**OUTSIDE**

Communal maintained gardens and allocated on site parking. This property in particular benefits from a large patio area off the lounge door.



Approx. total area: 50.1 sq. metres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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



Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.