

3 Bedroom(s), Detached House, Freehold

Dartmouth Road, Bessacarr.



- 3D Virtual Tour Available
- Two Reception Rooms
- Ground Floor W/C
- Family Bathroom
- Generous Rear Enclosed Garden

- Lovely Detached Family Home In a Sought After Location
- Modern and Contemporary Kitchen
- Three Bedrooms
- Detached Garage and Driveway Allowing for off Road Parking
- Sought After Location In Bessacarr

£275,000
For Sale

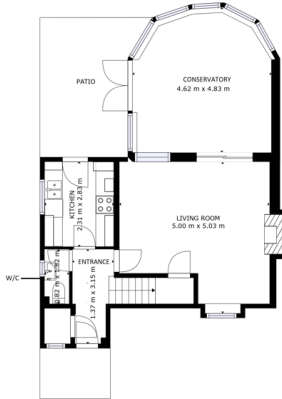
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...I like how private the property is not overlooked at the front or back with substantial back garden in a lovely cul de sac with no through traffic. The neighbours are lovely and there are frequent buses and a local coop within walking distance.

Ground Floor

Floor Plan



TOTAL: 97 m²
 FLOOR 1: 61 m², FLOOR 2: 36 m²
 EXCLUDED AREAS: PORCH: 4 m², PATIO: 14 m², FIREPLACE: 0 m²



Lounge



Kitchen



Conservatory



Ground Floor W/C

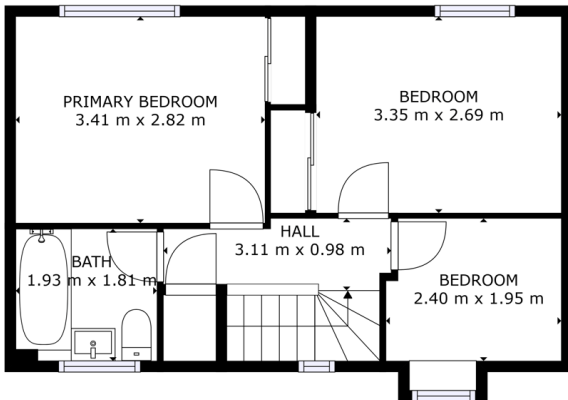


Bedroom



First Floor

Floor Plan



TOTAL: 97 m²
 FLOOR 1: 61 m², FLOOR 2: 36 m²
 EXCLUDED AREAS: PORCH: 4 m², PATIO: 14 m², FIREPLACE: 0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



Bedroom



Bathroom



Bedroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills - £200

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - New boiler April 2019

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2019 new pump one year ago

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the



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accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 