

3 Bedroom(s), Detached Bungalow, Freehold

Westland Road, Westwoodside.



- 3D Virtual Tour Available
- Kitchen and Utility Room
- Three Bedrooms
- Integral Garage and Two Driveways Allowing for Off Road Parking

- Lovely Detached Bungalow in an Envidable Location
- Open Plan Lounge and Dining Room
- Family Bathroom and Separate Toilet
- Lovely Gardens to the Front Side and Rear

£330,000
For Sale

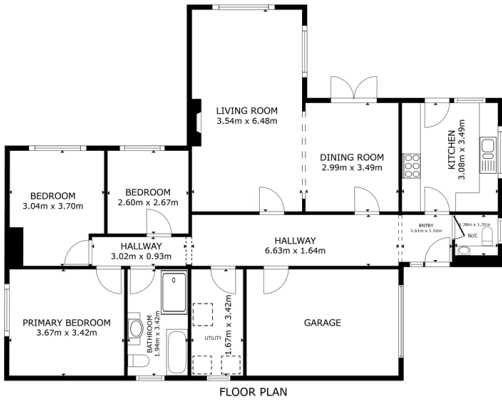
Book your viewing today Tel: 01302 247754

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... We love our home, it has great views, is quiet, at the end of a cul de sac we have two drives and plenty of parking. The bungalow has a lovely long hallway a light and airy living/dining room with views of the garden patio and trees and plenty of birds and squirrels to watch from the living room window

Ground Floor

Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 110.00 SQ FT
EXCLUDED: GARAGE 58.7 SQ FT
TOTAL : 168.7 SQ FT
SIZES ARE APPROXIMATE AND REPRESENTATIVE, ACTUAL MAY VARY



Open Plan Lounge and Dining Room



Utility Room

Kitchen



Bedroom



Bedroom



Bedroom



Bathroom



Separate W/C



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Estimated - Electricity £768.55

Average Annual Gas Bills - Estimated - £1410.37

Average Annual Water Bills - £656.98

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2016

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2016

Boiler Location - Internal Garage

Approximate Electrical System Installation Date - New fuse box March 2017

Approximate Electrical System Test Date - March 2017

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

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



We make it happen.

Tel: 01302 247754

Email: info@thepropertyhive.co.uk

Web: www.thepropertyhive.co.uk

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		80
(55-68) D	65	
(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 