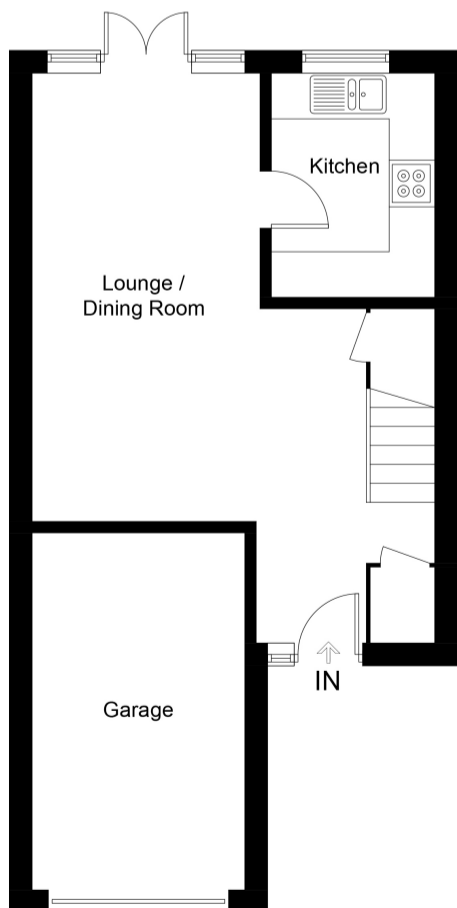


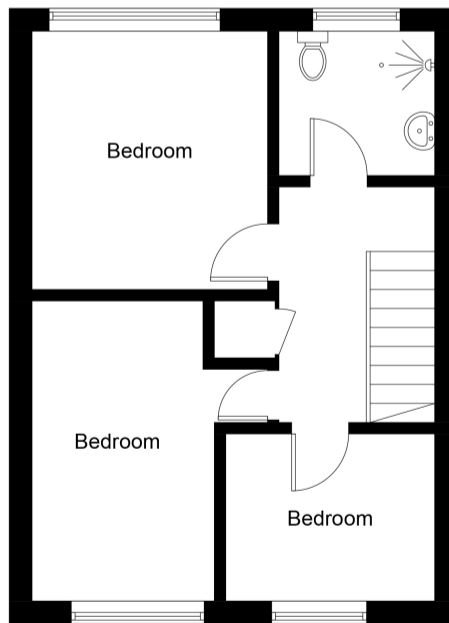


56 Porlock Gardens

Approximate Gross Internal Area = 75.1 sq m / 808 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 88.3 sq m / 950 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	85
England, Scotland & Wales			
		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1115912
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision



Offered for sale with no onward, this well balanced property is sensibly priced to reflect the need for some cosmetic updating and presents an ideal opportunity for those looking to stamp their own mark. Centrally located in this ever popular Cul de Sac, the property is well placed for the town centre, amenities, schools and public transport links. Coming to market for the first time in 44 years, the much loved accommodation briefly comprises; Entrance, Open Plan Sitting/Dining Room, Kitchen with integrated appliances, three good sized Bedrooms and Shower/Wet Room. The traditional frontage is laid to lawn and driveway, giving access to the garage and rear gardens fully enclosed.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed door. Useful storage cupboard. Stairs rising to first floor accommodation.

Sitting/Dining Room

Delightful open plan space.

Sitting Area

14' 1" x 9' 4" (4.29m x 2.84m)

Useful understairs storage cupboard. Radiator. Into Dining Area.

Dining Area

9' 11" x 9' 10" (3.02m x 3.00m)

Radiator. Door to Kitchen. UPVC double glazed French doors open on to the rear Garden.

Kitchen

9' 7" x 7' 1" (2.92m x 2.16m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap and tiled splash backs. Gas oven with extractor over, integral fridge and freezer and space for washing machine. Wall mounted 'Worcester' combi boiler. Vinyl flooring. UPVC double glazed window to rear.

Landing

Loft access. Airing cupboard. Doors to all Bedrooms and Shower/Wet Room.

Bedroom 1

11' 1" x 10' 2" (3.38m x 3.10m)

Radiator. UPVC double glazed window to front.

Bedroom 2

12' 10" x 7' 11" (3.91m x 2.41m)

Radiator. UPVC double glazed window to rear.

Bedroom 3

9' 1" x 7' 2" (2.77m x 2.18m)

Radiator. UPVC double glazed window to front.

Shower/Wet Room

6' 5" x 6' 3" (1.96m x 1.91m)

Fully tiled walls with sealed, slip resistant flooring and fitted with a white suite comprising electric shower, wash hand basin and low level W.C. Heated towel rail. UPVC double glazed window to rear.

Front Garden

Laid to lawn with driveway leading to Garage and pathway to house and side of property.

Garage

Up and over door to front. Power connected.

Rear Garden

Fully enclosed by timber panel fencing with gated access to front, this good sized garden is predominantly laid to paved patio and lawn with shrub borders.

