

£300,000
Freehold





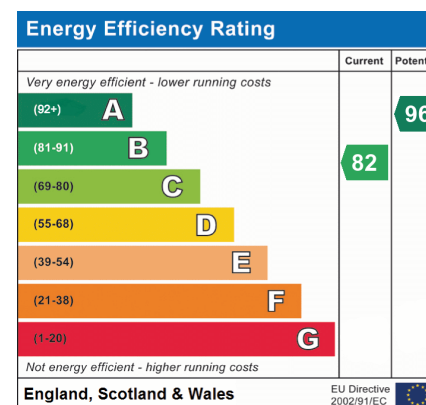
Features

- TWO DOUBLE BEDROOMS
- CLOAKROOM
- OPEN PLAN LIVING
- EN SUITE
- CARPORT
- PARKING FOR TWO CARS

Summary of Property

Tucked away on a quiet no-through road, Mason's Residential are thrilled to present this charming two-bedroom home in Newton Leys, offering modern living with a peaceful village feel. Built by Taylor Wimpey, it's perfect for those who want a stylish yet practical home in a well-connected location.

Stepping inside, you're welcomed by a bright and inviting entrance hall, setting the tone for the rest of the property. A downstairs cloakroom adds convenience, while the open-plan kitchen and living space at the rear of the home creates a sociable hub for daily life. The kitchen itself is fitted with modern appliances, sleek worktops, and ample storage, making it as functional as it is stylish. The layout ensures there's space for both dining and relaxing, whether you're hosting friends or enjoying a quiet evening in.



Room Descriptions

ENTERED VIA THE FRONT DOOR

CLOAKROOM

3' 7" x 4' 5" (1.09m x 1.35m)

OPEN PLAN KITCHEN / SITTING ROOM

12' 6" x 21' 0" (3.81m x 6.40m)

FIRST FLOOR

BEDROOM ONE

9' 8" x 9' 3" (2.95m x 2.82m)

EN SUITE TO BEDROOM ONE

2' 6" x 9' 8" (0.76m x 2.95m)

BEDROOM TWO

7' 9" x 10' 5" (2.36m x 3.17m)

BATHROOM

5' 7" x 6' 2" (1.70m x 1.88m)

FRONT AND REAR GARDENS

CARPORT FOR TWO CARS

PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts. Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor.



Material Information

Council Tax: Band C

Council Tax: Rate £165.00

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

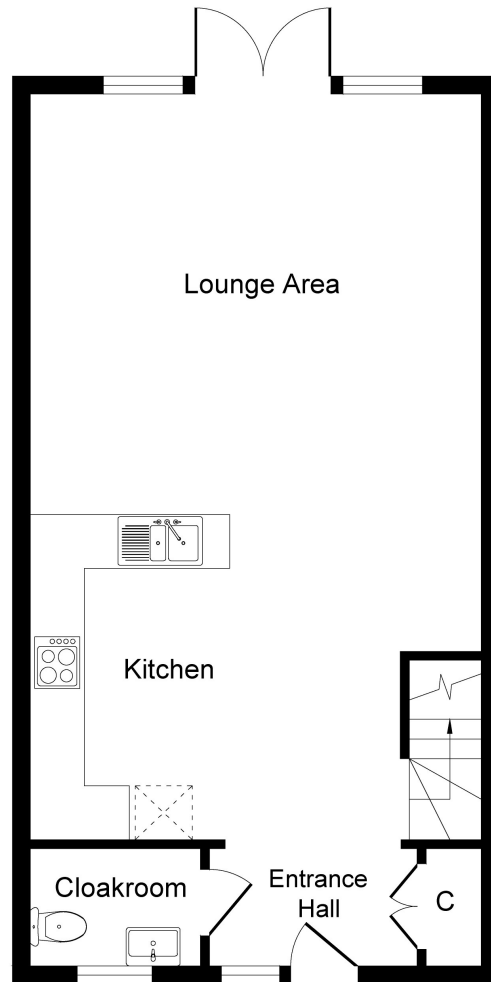
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

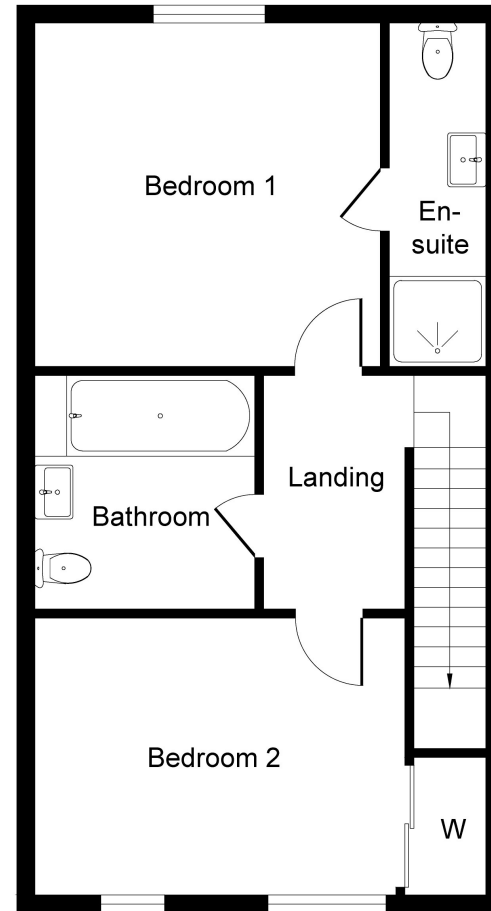
The existence of any public or private right of way? No



Floorplan



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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