

EARLY VIEWING ESSENTIAL. A very well presented stone built barn conversion situated within a central location and offered for sale with **NO ONWARD CHAIN INVOLVED.** Currently used as a **HOLIDAY LET** and producing good income. Comprising; living room with open plan fitted kitchen, rear hallway, **TWO BEDROOMS** and fitted bathroom. Externally there is a **PARKING SPACE** together with an enclosed yard.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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LIVING ROOM

12'4 x 10'11 (3.76m x 3.33m)

Double glazed window, feature wooden shelf, tiled flooring, feature radiator, utility cupboard with wall mounted central heating boiler together with space for washing machine, opening onto;



FITTED KITCHEN

11'6 x 7'8 (3.51m x 2.34m)

Double glazed entrance door, double glazed window, fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, concealed lighting, fitted oven with four ring electric hob and extractor above, fitted fridge with freezer compartment, fitted dishwasher, tiled flooring.



REAR HALLWAY

Double glazed door to outside, stairs to first floor, radiator.

FIRST FLOOR LANDING

Double glazed window, access to first floor rooms.



BEDROOM ONE

11'6 x 9'8 (3.51m x 2.95m)

Double glazed window, radiator, access to roof void.



BEDROOM TWO

10'2 x 6'9 maximum (3.10m x 2.06m maximum)

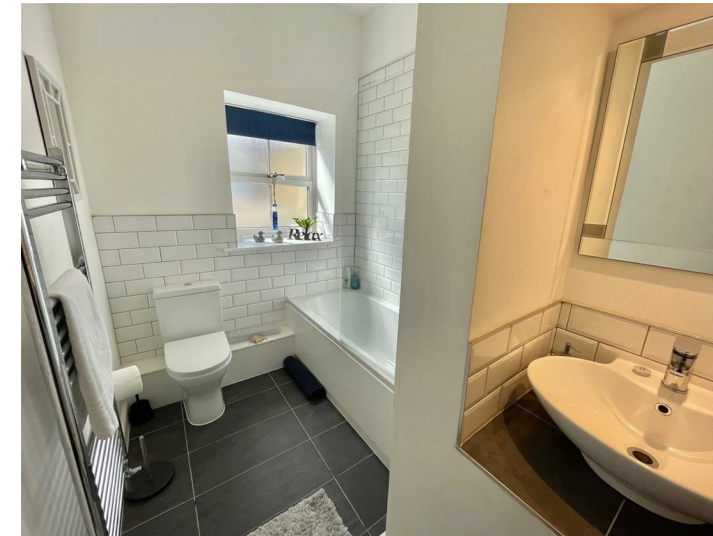
Double glazed window, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, vanity

wash hand basin, heated towel rail, frosted double glazed window, part tiled walls, tiled flooring, extractor fan.



EXTERNALLY

To the rear of the property there is an enclosed patio garden with fenced surround and gate, outside lighting.

PARKING SPACE

To the front of the house there is an allocated parking space together with a small frontage with seating area.

