



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

**EARLY VIEWING IS ESSENTIAL.** A newly built DETACHED family home situated within a popular location and AVAILABLE FOR IMMEDIATE OCCUPATION. Comprising; hallway, WC, living room, fitted dining kitchen with built in appliances and utility cupboard, FOUR BEDROOMS (master with en-suite and family bathroom. Externally there is driveway parking, a single GARAGE, raised patio and enclosed rear garden. Unfurnished.

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