

EST 1770



# Longstaff<sup>.COM</sup>

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



15 Exeter Gardens, Bourne PE10 9NY

**GUIDE PRICE - £175,000 Leasehold**

- Detached Bungalow
- Over 55's Development
- Car Parking
- Use of Garden Facilities
- South Facing

Two bedroom detached bungalow conveniently located to town centre and amenities with hall, kitchen, two bedrooms, living room and shower room. No onward chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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#### **ENTRANCE PORCH**

3' 0" x 2' 9" (0.93m x 0.86m) Tiled floor with brick walls and store cupboard.

#### **HALLWAY**

11' 1" x 2' 9" (3.4m x .85m) plus 0' 8" x 2' 9" (.22m x .84m)  
Carpet with neutral decor, single panel radiator and single light pendant. Loft access.

#### **KITCHEN**

11' 1" x 7' 10" (3.4m x 2.4m) plus 2' 11" x 2' 6" (0.89m x 0.78m)  
Fitted kitchen with base and wall mounted units. Gas cooker, larder unit and space for fridge/freezer. Sink and drainer beneath south facing window. Single panel radiator with strip light, wall mounted gas boiler.



#### **SHOWER ROOM**

6' 9" x 4' 10" (2.06m maximum x 1.49m) Vinyl floor with painted walls. Electric shower and screen with shower board. Low level WC and wash hand basin set within vanity unit. South facing window.

#### **BEDROOM TWO**

7' 10" x 6' 8" (2.4m x 2.04m) Neutral coloured carpet, yellow painted walls with south facing window. Single panel radiator and single light pendant.

#### **BEDROOM ONE**

14' 4" x 9' 2" (4.37m maximum x 2.8m) Neutral carpet and decor with north facing window, single panel radiator and ceiling mounted light, built-in wardrobe.

#### **LIVING ROOM**

11' 0" x 13' 11" (3.36m x 4.25m) Carpet and part painted, part wallpaper walls. Single panel radiator and single light fitting. Electric fire and sliding patio doors.

#### **GARDEN**

Private section of communal garden used by property enclosed by garden wall with mature shrubs and patio.

#### **STORAGE CUPBOARD**

#### **LEASE TERMS**

There are approximately 92 years remaining on the Lease with Accent Housing. The age limit for occupiers is 50 years old.

#### **SERVICE CHARGE:**

The Service Charge payable for the year ending 31<sup>st</sup> December 2020 was approximately £783.

#### **DIRECTIONS**

From the centre of Bourne proceed along West Street to the mini roundabout turn right on to Exeter Street and the entrance to Exeter Gardens is on the left hand side after approximately 40 meters.



# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## TENURE

Leasehold

## SERVICES

Mains water, foul drainage, electric and gas.

## COUNCIL TAX BAND

Band B

## LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

## ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

## APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

## Ref: 14474

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

## ADDRESS

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