



YEWTREE COTTAGES, LITTLE BARDFIELD

GUIDE PRICE – £1000 PCM

- 1 BEDROOM STUDIO ANNEX
- OPEN PLAN LIVING AREA
- KITCHEN
- SHOWER ROOM
- FURNITURE IN PICTURES IS INCLUDED AS IT IS A PART-FURNISHED PROPERTY
- ONE PARKING SPACE

We are pleased to offer this annex in Great Bardfield. This property enjoys an open plan living area, kitchen, shower room and utility room. Outside, the property benefits from one parking space on a shared driveway, access to a shared terrace and a private garden.





With timber door opening into:

Utility Entrance Room

With ceiling lighting, wall mounted fuse board, power and plumbing for washing machine and tiled flooring, door into:

Open Plan Living – 19'11" x 10'2"

Split into three sections of dining, living and bedroom, with window to side, wall mounted electric radiators, ceiling lighting, wood effect laminate flooring, TV and power points, doors to rooms. (Agents Note: Furniture in pictures is included as let as a part-furnished property)

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, free standing double oven with 4 ring hob and extractor fan above, undercounter fridge, ceiling lighting, window to front, power points, wall mounted heater and tiled flooring.

Shower Room

Comprising a fully tiled and glazed shower cubicle with wall mounted shower, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, ceiling lighting, extractor fan, wall mounted electric heater and tiled flooring.

OUTSIDE

Externally the property enjoys a single parking space on a shared driveway, rear access to shared terrace with gate that leads to private rear garden, laid completely to lawn.



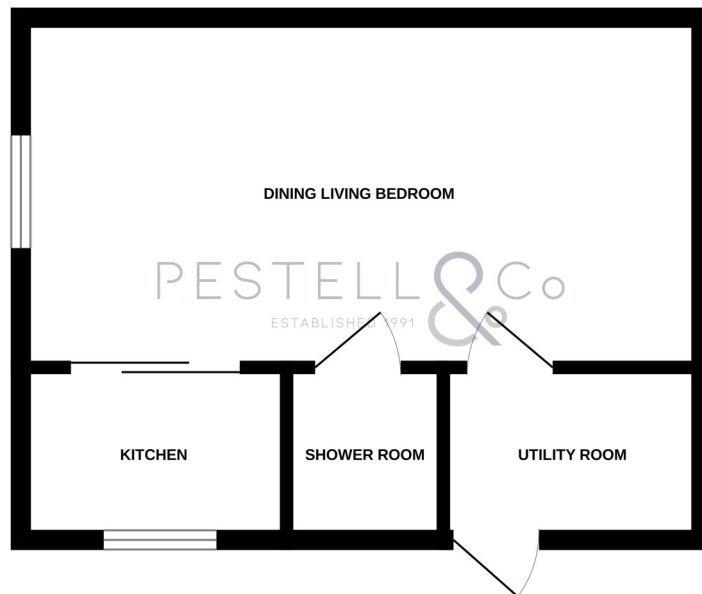
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 302 sq.ft. (28.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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GENERAL REMARKS & STIPULATIONS

This annex is located in the popular village of Little Bardfield. Little Bardfield is located in NW Essex, between the scenic villages of Thaxted (3 miles to the West) and Finchingfield (3 miles to the North East).

DIRECTIONS



FULL PROPERTY ADDRESS

The Annex at Yewtree Cottages, Little Bardfield,
CM7 4TS

COUNCIL TAX BAND

Band A

SERVICES

Electric heating and hot water, mains drainage
and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Are you a developer looking for an agent to market or value your site?