



THE BUNTINGS  
BACK ROAD, WENHASTON, IP19 9DZ



An immaculate 1987 built end of terraced bungalow, with off road parking, rear garden and all located within a popular village location of Wenhaston.

Stepping into the main entrance porch you are welcomed into the kitchen/breakfast room. This room has been updated by the current owner, with an integrated oven and hob and space for further appliances. This room overlooks the front aspect. The sitting room overlooks the rear aspect and is a cosy room with the wood burning stove. From the sitting room you have the hallway. Bedroom one is a double room overlooking the front aspect, bedroom two is a single room overlooking the rear aspect with fitted wardrobes. The bathroom is a good size and has a walk in shower, toilet and basin. Outside, to the rear, you will find ample off road parking for three vehicles. At the front of the property, there is a layby which also offers one extra parking space. The front and rear garden are generous sizes. The garden has been split into lots of different areas, a patio area, flower beds, lawn, shed and so on!

Tenure – Freehold

SERVICES Mains water and electricity are connected. Heating is provided for by way of electric radiators. Sewage is via mains sewage. The electrical wiring was last checked in 2015. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Tax band B

EPC - C

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

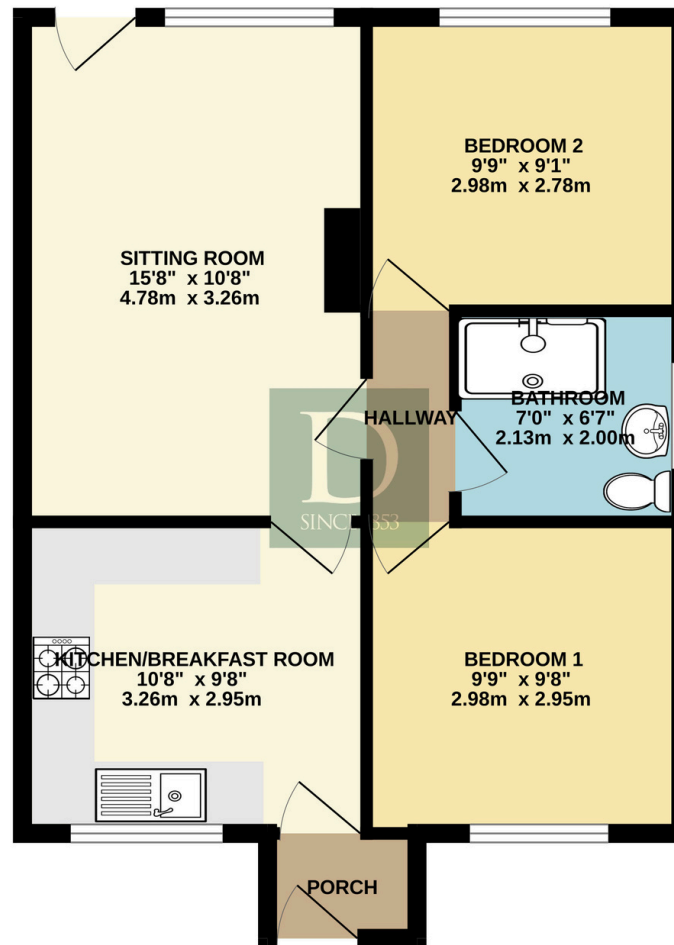
DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

VENDORS NOTES – There has been £300 of wood delivered which will be left within the sale. The vendor has paid £475 to have the gutters and fascia's updated too. The eleven solar panels are owned by the vendor. The vendor has had all new windows and doors added in 2015. As well as all new plumbing, bathroom, heating, kitchen etc. There is right of way for vehicle past Wren Cottage & Owl Cottage but no right of way at the back of Buntings. Wayleaves and Easements – There is a telegraph pole and a payment is made once a year. Restrictive covenants – You cannot have a garage, caravans or loft conversions within the covenants.





## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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### CONTACT US

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