



TREWEDNA LANE, PERRANWELL STATION

£395,000





FULL DESCRIPTION

We are delighted to offer this beautifully presented two bedroom property, situated in a serene setting that invites you to sit and watch the rural view. The property features open plan living area with a large window to the front offering rural views. Traditional style kitchen diner equipped with an oven, hob and extractor fan, providing space to enjoy meals or entertain. Two double bedrooms both rooms offering ample space. Bathroom with shower over bath. Utility room includes access to the rear court yard. Outdoor space with front lawn and patio area to relax and enjoy the peaceful surroundings. Driveway parking at the front of the property for two cars.



OTHER INFORMATION

The vendor has advised the following:

Parking: Driveway for two cars

Heating Type: Gas Central Heating

Electric Supply: Mains

Water Supply: Mains/Metered

Drainage/Sewage Supply: Septic tank

EPC C

Council Tax Band A

INFORMATION FROM OFCOM

Broadband: - Standard DL 7Mbps, Superfast DL 49Mbps

Mobile signal/coverage:

VOICE INDOOR

EE none

Three limited

O2 limited

Vodafone likely

DATA INDOOR

EE none

Three limited

O2 limited

Vodafone limited

OUTDOOR

EE, Three, O2, Vodafone - likely



OTHER INFORMATION

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.



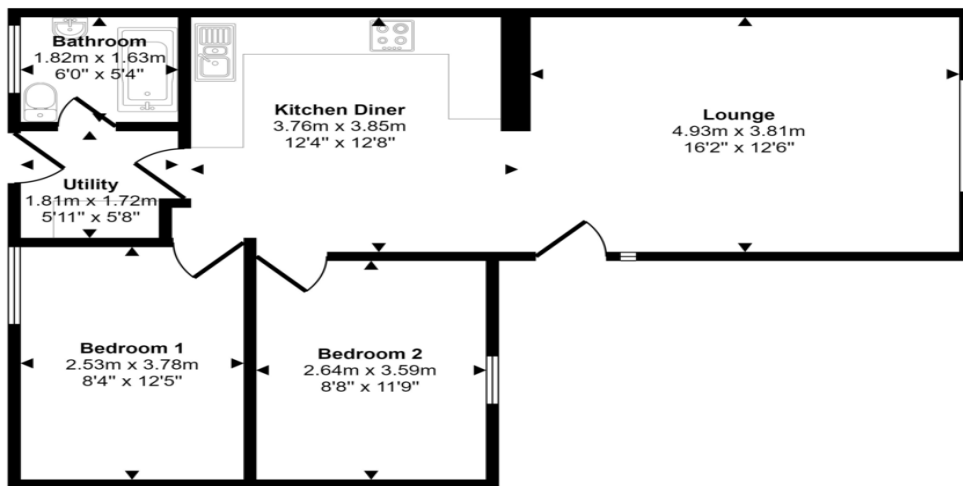


Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
61 sq m / 652 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.