



Scotland Bridge Lock, West Byfleet







## DESCRIPTION:

Upon entering the vessel there is a double aspect open plan kitchen/living space currently with a central table able to accommodate 8 places comfortably. From the lounge space there is access to the second bedroom.

From the kitchen space a hallway leads to the bathroom and the 21ft double aspect main bedroom also with WC (in addition to the bathroom).

The ceilings have a characterful wood cladding with exposed trusses and the double aspect nature of the orientation gives excellent natural light.

To the outside, the gated garden offers seclusion and space with a large original railway carriage outbuilding and a separate studio outbuilding. There is lawned garden with raised decking to one end together with a garden store and wooden lattice gazebo.

The residential mooring has 13 years remaining of the original 25 year term and the mooring fees are £412.50 per month. There is main sewage, electricity and water with a carpark for residents use a four minute walk away. In our opinion this makes for a superb investment with potential to improve the existing vessel and enhance the outbuildings to create even more of a wonderful space.

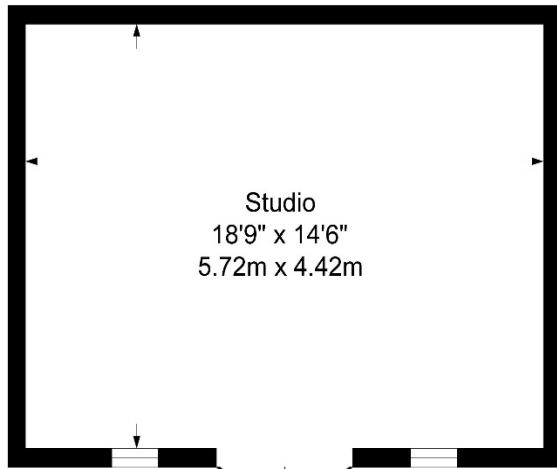
We would strongly suggest arranging to view this home to fully appreciate all that is on offer within this picturesque setting.

## INFORMATION

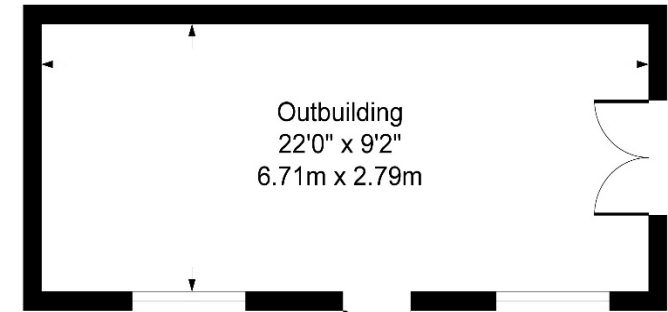
<b>TENURE:</b>	Leasehold
<b>EPC:</b>	Exempt
<b>PRICE:</b>	£220,000
<b>COUNCIL:</b>	Spelthorne Borough Council
<b>COUNCIL TAX:</b>	Band A



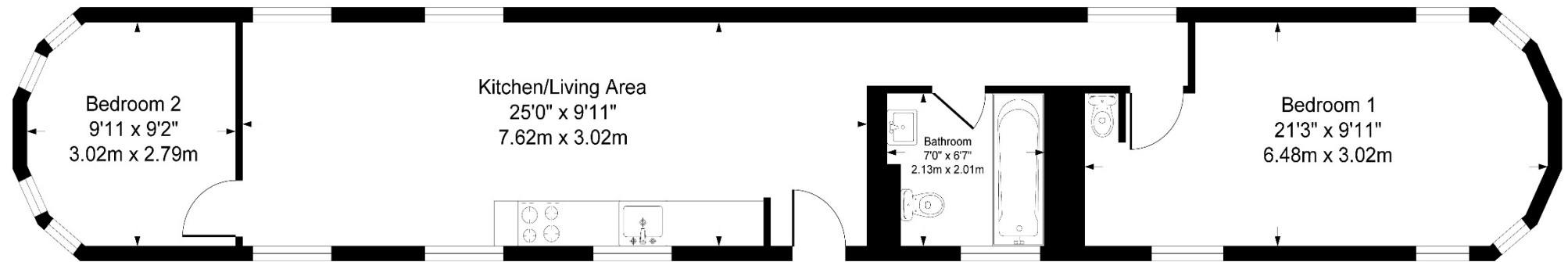
**Approximate Gross Internal Area 1139 sq ft - 106 sq m**



Outbuilding



Outbuilding



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

