





**\*\* SUPERB ACCOMMODATION ON OFFER \*\***

This charming detached bungalow is now ready for its next chapter, nestled within one of Wollaston's most sought after addresses. Benefitting from spacious accommodation & no upward chain this truly is a must view. In brief the property comprises; entrance hall, lounge, dining room, kitchen, bathroom & two double bedrooms. To the rear is a peaceful garden, tandem garage to the side along with parking to the front. Call us today to arrange your viewing.

**Approach**

Driveway to front with tidy mature garden.

**Entrance Hall**

Door off to lounge, airing cupboard, central heated radiator.

**Lounge**

18'6" x 13'3" (5.66 x 4.04)

Gas fire, double glazed bay window to front, double doors open into the dining room, door off to hall, two central heated radiators.

**Dining Room**

8'1" x 7'11" (2.47 x 2.43 )

Double glazed window to side, central heated radiator.

**Kitchen**

15'1" x 7'7" (4.61 x 2.32 )

Wall and base units, sink and drainer, plumbing for washing machine, double glazed window to side, door off to garage, tiled flooring.

**Hall**

Doors off to all accommodation, loft access.

**Bedroom 1**

13'9" x 9'1" (4.21 x 2.79 )

Fitted wardrobes, double glazed window to rear, central heated radiator.





Bedroom 2  
11'0" x 8'3" (3.36 x 2.53 )  
Fitted wardrobes, central heated radiator.

Bathroom  
Bath, wash hand basin, w.c, double glazed window to side, central heated radiator.

Garage  
41'4" x 8'8" (12.62 x 2.65)  
Door to front, power & lighting throughout, door to rear opening into the garden.

Garden  
Peaceful garden with patio area with a border of mature shrubs, neat and tidy lawn area.

Tenure (Freehold).  
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(49-54) E			
(41-48) F			
(31-39) G			
Not energy efficient - higher running costs			
(1-20)			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-90) C			
(55-68) D			
(39-54) E			
(31-38) F			
(1-40) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

GROUND FLOOR

TANDEM GARAGE

BEDROOM 1

BEDROOM 2

BATHROOM

HALL

DINING ROOM

KITCHEN

LOUNGE

DINING CUPBOARD

ENTRANCE HALL



**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

www.lexallan.co.uk

local knowledge exceptional service