





ABODE  
SALES & LETTINGS

\*\*\*\*OPEN TO OFFERS\*\*\*\* LOVELY OPPORTUNITY IN THE POPULAR VILLAGE OF TEAN \*\*\*\* Located in a quiet cul de sac position offering a fitted kitchen, lounge diner with doors onto the garden. Two double bedrooms and modern re-fitted bathroom. Enclosed rear garden, drive and single garage, additional parking space and area for shed. Offered for sale with no upward chain- ideal for first time buyers, buy to let investors and those looking to downsize.



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## KITCHEN

Entrance door into the kitchen with fitted units with work surfaces and a sink and drainer unit. Appliance spaces, radiator, upvc double glazed window to the front and a door to the lounge.

## LOUNGE DINER

Double glazed patio doors onto the garden, additional upvc double glazed window to the rear, radiator, stairs to the first floor and a radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Two upvc double glazed windows to the rear, cupboard and a radiator.

## BEDROOM 2

Upvc double glazed window to the rear, radiator and cupboard housing the central heating boiler. Loft access with pul down ladder and a light.

## BATHROOM

Re fitted bathroom comprising a panel enclosed bath with a rainfall shower over the bath and hand held shower and shower screen. Low flush wc, wash hand basin, upvc double glazed window to the front and a radiator. Storage cupboard.

## OUTSIDE

Front lawn and drive down to the single garage, also opposite the drive is a useful area for an additional vehicle and shed. The garage offers an up and over door, power and light, plenty of potential to convert subject to the necessary planning permissions. Enclosed rear garden with lawn and a paved patio, rear gate with path to the front. The property has wired cctv fitted that can be included in the sale.









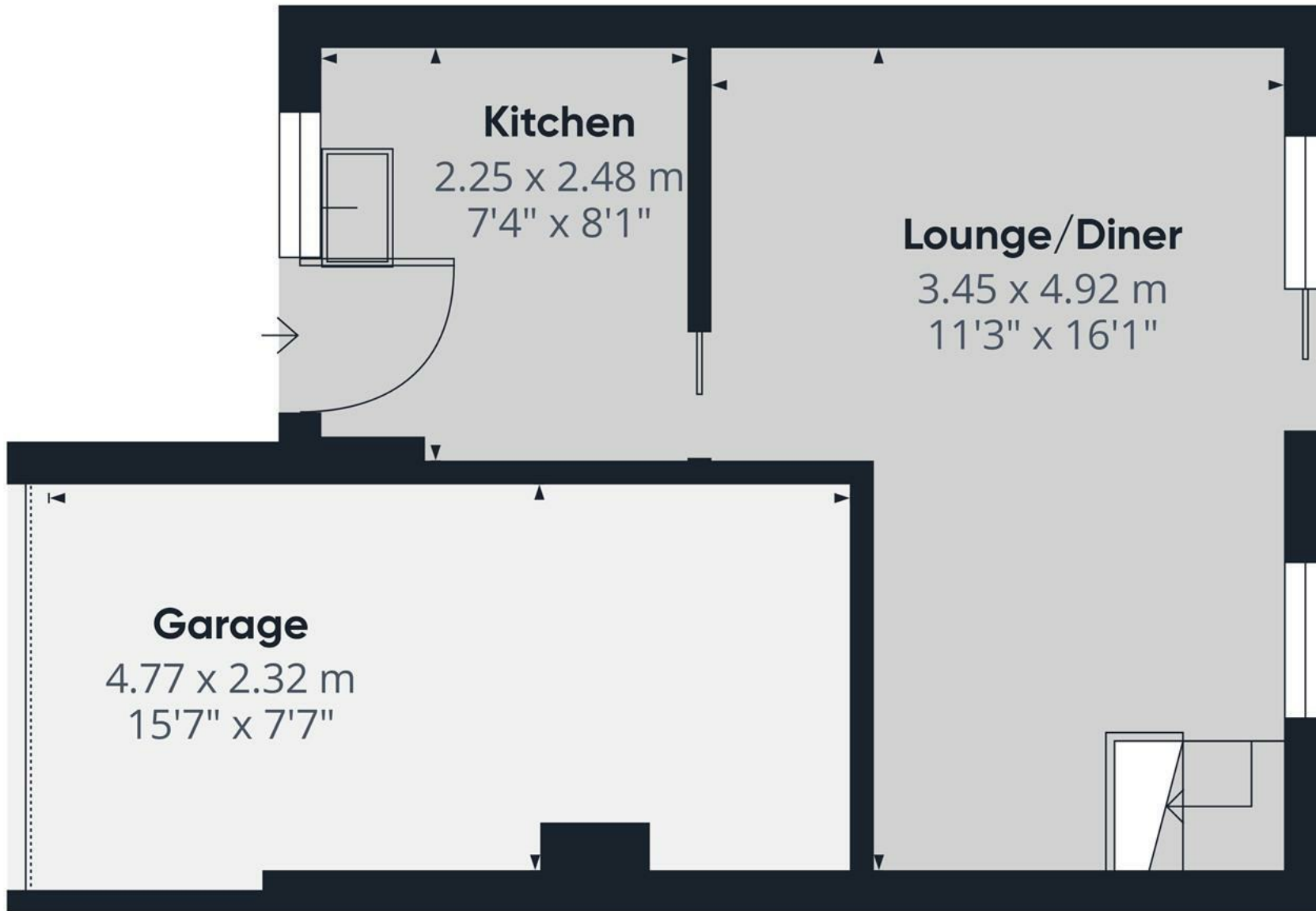












**Approximate total area<sup>(1)</sup>**

31.99 m<sup>2</sup>  
344.34 ft<sup>2</sup>

**Reduced headroom**

1.33 m<sup>2</sup>  
14.32 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



**Bedroom**  
3.06 x 2.50 m  
10'0" x 8'2"

**Bedroom**  
2.65 x 3.95 m  
8'8" x 12'11"

**Bathroom**  
2.11 x 2.32 m  
6'11" x 7'7"

**Landing**  
0.90 x 0.89 m  
2'11" x 2'11"

**Approximate total area<sup>(1)</sup>**

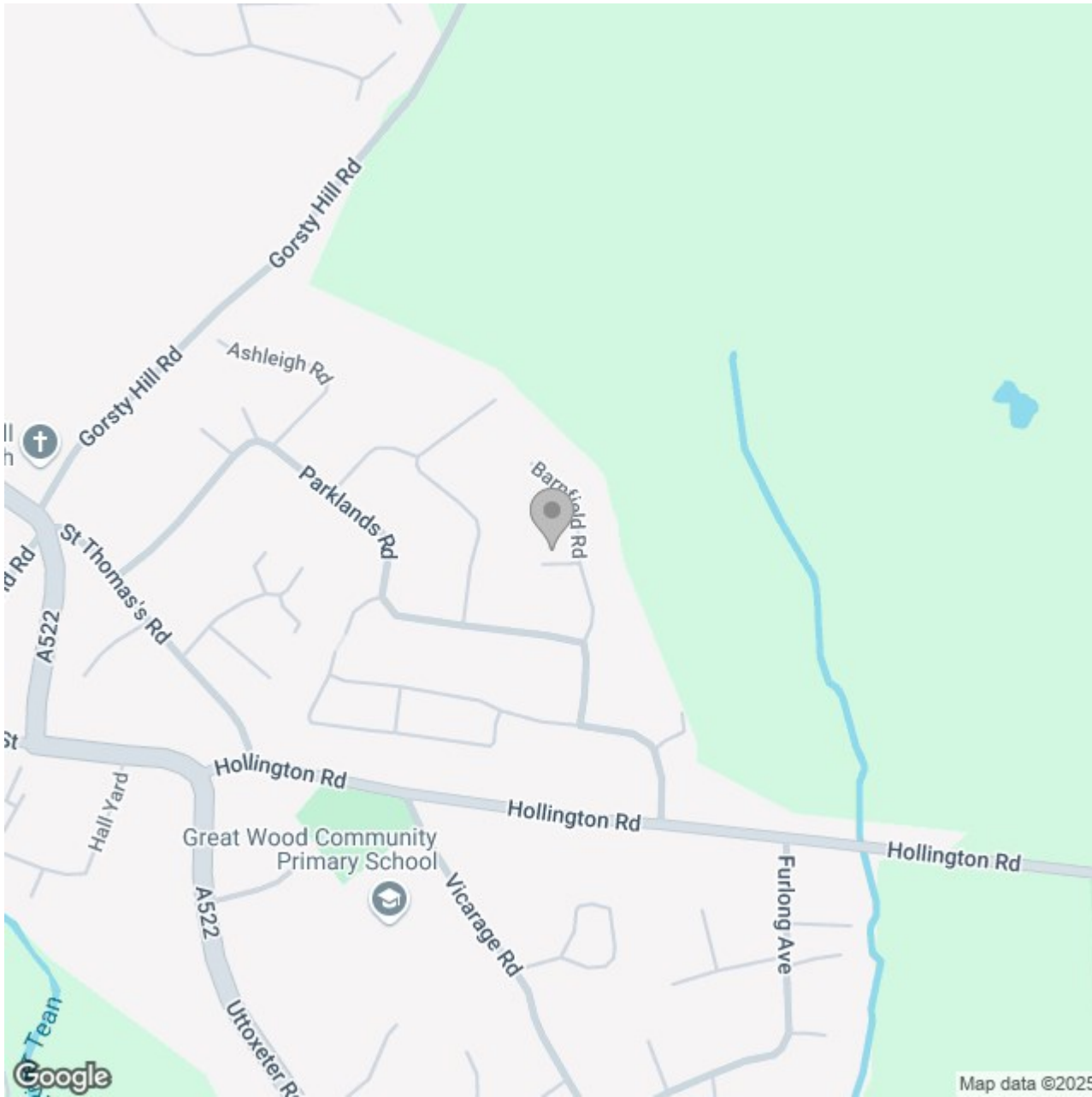
24.3 m<sup>2</sup>  
261.56 ft<sup>2</sup>

(1) Excluding balconies and terraces

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	