



- A superb terrace village home with far reaching views
- Spacious feeling lounge with wood effect flooring
- Natural space for a home office desk
- Attractive fitted kitchen with ample space for a dining table
- Patio doors opening from the kitchen directly onto the rear garden
- Two double bedrooms, the master bedroom has contingency for an ensuite



"Aldhelm Rise is a fantastic brand-new development, comprising four contemporary houses finished to an extremely high standard and boasting convenient private parking, fully enclosed and private rear gardens and far-reaching valley views." An entrance porch opens into an impressive open plan ground floor which is of a good size, providing lounge area to front, home office space and an attractive fitted kitchen with integrated appliances, ample space for a dining table and patio doors opening directly onto a private patio. There is a handy storage cupboard and cloakroom. The entire ground floor space benefits from mains gas underfloor central heating and the lounge area has a pleasant dual aspect. On the first floor are two double bedrooms, the master bedroom has a walk-in wardrobe space (which we are advised has plumbing in place for an ensuite if required) and lovely far-reaching views. The bathroom has a mixer shower over the bath with tiling to splash prone areas. Full gas central heating and double glazing. Outside to front are two private allocated parking spaces. To the rear is a fully enclosed garden with an initial patio fed from the kitchen with timber steps leading down to a lawned area. The garden is also accessed via a gated rear pathway. Each property has a LABC Structural warranty of 10 years. The properties are ready for occupation and are sure to appeal to a wide range of buyers. Please note: There will be a self run Management Company in place at the point of the last property to Complete. Fees are yet to be agreeable, however believed to be £200pa.

Tenure: Freehold





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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.