

Burrows ESTATE AGENTS

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Robartes Court, St Dennis, PL26 8DN



£159,950

- Available with vacant possession, no ongoing chain
- Modern 2 bedroom end of terrace house
- Recently redecorated and recarpeted
- Light and well presented accommodation throughout
- Situated within the heart of the popular rural village of St Dennis
- Walking distance to amenities and local schooling
- Lounge, kitchen/dining room, 2 bedrooms, bathroom
- Double glazed, air source heat pump heating
- Owned solar panels

Available with vacant possession, no ongoing chain, is this modern well presented two bedroom end of terrace house, situated within the heart of the popular rural village of St Dennis.

In brief the accommodation comprises of lounge, kitchen/dining room, two bedrooms and bathroom with electric shower. The property also has double glazing and air source heating, along with the benefit of owned solar panels.

The rural village of St Dennis is a popular location with many village amenities including convenience store and Post Office, public house, hairdressers and local schooling.

Accommodation

Front Entrance	Part-patterned glazed door to lounge.
Lounge	13' 0" x 12' 6" (3.96m x 3.81m) Maximum. Including staircase to first floor, telephone point, TV aerial point and radiator. Window to front and door to kitchen/dining room.
Kitchen/Dining Room	13' 0" x 10' 2" (3.96m x 3.10m) Base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with part-tiled walling adjacent. Cooker space, space and plumbing for washing machine and further low level appliance space. Extractor fan, window to rear, two radiators and patterned UPVC door to rear.
First Floor	
Landing	Doors off to both bedrooms and bathroom. Access hatch to roof space and radiator.
Bedroom 1	13' 0" x 11' 0" (3.96m x 3.35m) Narrowing to 9'6" (2.89m) L-shaped room plus door to airing cupboard over staircase bulkhead housing hot water tank. Radiator and window to front.
Bedroom 2	11' 2" x 6' 11" (3.40m x 2.11m) Narrowing to 6'3" (1.90m) Radiator and window to rear.
Bathroom	7' 0" x 5' 6" (2.13m x 1.68m) White suite comprising panelled bath, close coupled WC and pedestal wash hand basin. Mira electric shower over bath, extractor fan, radiator and patterned glazed window to rear.
Outside	To the front there is a good expanse of lawned garden with picket fencing to boundaries and pathway leading to front entrance. The rear garden is an enclosed lawned garden with a gravel path, again with timber fencing and stonewalling to boundaries and gate leading to communal pathway which gains access to the parking space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B correct as at March 2024

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

