

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Whitehouse Lane

Severn Beach, BS35 4NN

£160,000



Council Tax:





# 1 Gilts Cottages Whitehouse Lane

Severn Beach, BS35 4NN

£160,000



Compact and bijou, this delightful one bedroom character property enjoys a rural setting in a small hamlet comprising of a detached farmhouse and adjacent converted outbuildings. Conveniently situated for easy access to the nearby Western approach distribution park, this realistically priced home represents an affordable option to renting with small courtyard garden and off street parking. NO CHAIN!

## Entrance

Via security locking composite front door opening to

## Kitchen/diner/living room

21'11" x 11'6" (6.70m x 3.53m)

## Living area

13'6" x 11'6" (4.13m x 3.53m)

uPVC double glazed window to front, staircase rising to first floor. 2 x storage heaters

## Kitchen area

8'8" x 8'3" (2.65m x 2.53m)

Floor units with contrasting work surfaces incorporating stainless steel sink unit. Plumbed for washing machine, space for fridge/freezer and cooker

## Shower Room

Extractor fan, W.C, wash hand basin and tiled shower enclosure incorporating electric shower unit

## First Floor

## Bedroom

12'9" x 8'3" (3.89m x 2.54m)

With sloping ceilings the bedroom has a double glazed skylight, smoke detector and panel heater

## Outside

Small open plan gravelled courtyard garden

## Parking

Hardstanding for 1-2 vehicles

## Material Information - Thornbury

Tenure Type; Freehold

Drainage; Shared septic tank with adjacent property

Council Tax Banding; A

## Anti Money Laundering

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"





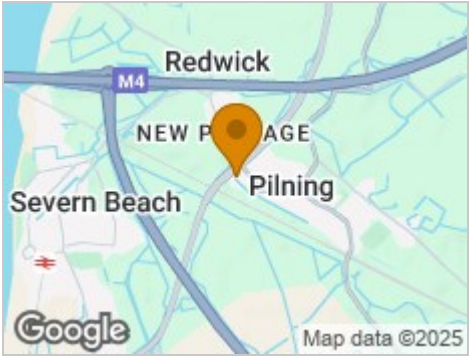
Road Map



Hybrid Map



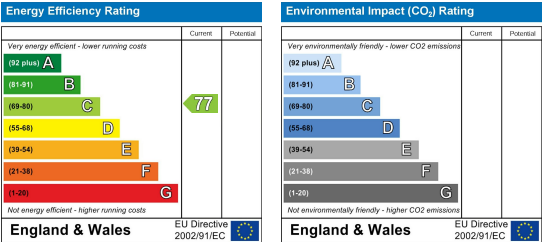
Terrain Map



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.