

# Natasha Howarth

## ESTATE AGENTS



4 Ash Tree Farm Court, Woolavington, TA7 8FD

**£299,950**

Natasha Howarth Estate Agents would like to offer for sale this attractive stone fronted cottage style residence. Ash Tree Farm Court is a select development constructed in 2015 by a local builder and situated in the desirable older part of the village. The beautifully presented accommodation is arranged over two floors and has been upgraded since new by the current owner. The accommodation in brief comprises entrance hall, W.C, lounge, kitchen/ diner with bi- fold doors to the garden.

To the first floor are two double bedrooms (master to ensuite) and a family bathroom.

The garden is a particular feature of the property and the decked area provides an ideal area for alfresco dining and summer entertaining. The remainder of the garden is predominantly laid to lawn with mature shrubs and flower borders. Fully enclosed with panel fencing and a picket gate leading to the allocated parking area for two vehicles.

An early viewing is essential to fully appreciate this lovely property in a pretty village setting.



## ENTRANCE

Via front door with obscure glass panes to:

## HALL

Wooden flooring. Doors to W.C and lounge,

## W.C

Fitted with a two piece suite comprising W.C and wash hand basin. Wooden flooring.

## LOUNGE

Double glazed window to front aspect. Stairs rising to first floor with cupboard beneath. Wooden flooring, electric radiator. Opening to:

## KITCHEN/ DINER

Double glazed window to rear aspect. Fitted with a quality range of matching wall, base and drawer units with worksurfaces over and sink and drainer unit inset. Built in appliances to remain including oven and electric induction hob and stainless steel extractor hood over. Integral fridge/ freezer, washing machine and dishwasher. Ceiling downlighters, wooden flooring, electric radiator. Partially tiled wall. Double glazed bi-fold doors to the garden.

## LANDING

Doors to bedrooms and bathroom. Loft hatch.

## BEDROOM ONE

Double glazed window to rear aspect. Built in airing cupboard housing the water tank. Wooden flooring, electric radiator, part panelled wall, door to:

## ENSUITE

Double glazed window to rear aspect. Fitted with a three piece suite comprising double shower cubicle with mains shower with overhead shower attachment. Wash hand basin and WC. Wooden flooring, Partially tiled walls.

## BEDROOM TWO

Double glazed window to front aspect. Wooden flooring, electric radiator, part panelled wall, door to:

## BATHROOM

Obscure double glazed window to front aspect. Fitted with a three piece suite comprising bath, wash hand basin and WC. Tiled walls. Wooden flooring, heated towel rail.

## EXTERIOR

## PARKING

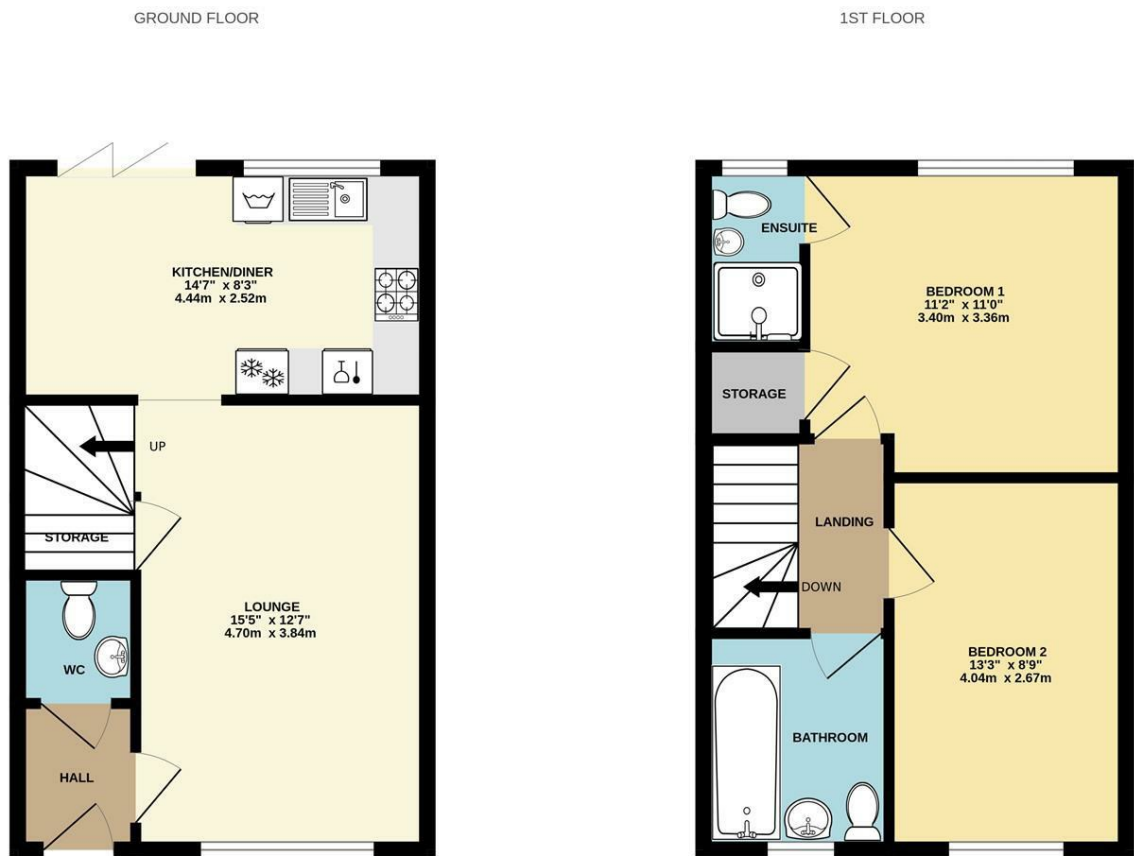
For two vehicles to the rear of the property.

## GARDEN

The rear garden is fully enclosed with a decked area for alfresco dining. Mainly laid to lawn with established shrub and flower beds, rear pedestrian gate leading to the parking.



Floor Plan

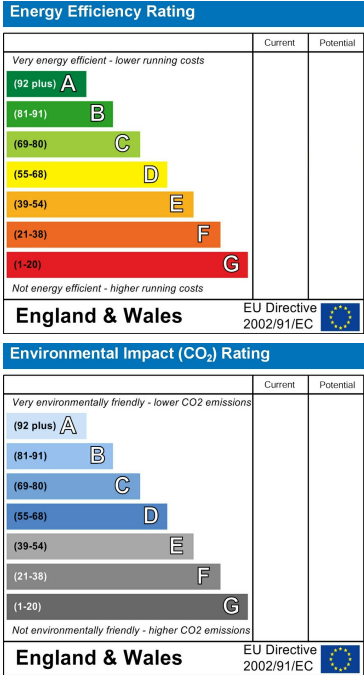


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.