



## *The Accommodation*

LOUNGE  
KITCHEN/DINING CONSERVATORY  
CONSERVATORY  
TWO BEDROOMS  
TWO BATHROOMS  
RURAL VIEWS  
GARDENS  
GARAGE  
PARKING  
VILLAGE LOCATION



South Bank is a substantial semi-detached property located in the popular village of Rattery.

A uPVC front door provides access to entrance hallway with wooden flooring and storage cupboards. The property benefits from a spacious lounge with a feature fireplace fitted with a wood burning stove, and feature ceiling beams. The lounge opens out into a generous sized uPVC conservatory, overlooking the garden and the fields beyond. There is a second conservatory which provides the dining area and is open plan into the kitchen which comprises of wooden work surfaces with cupboards beneath and an inset double white sink. An oil fired AGA is situated in the kitchen, which provides hot water and for cooking purposes. There are two bedrooms at the property, with bedroom one having pleasant views of the surrounding countryside. There are also two bathrooms at the property, one located on the ground floor, which is fitted with a modern white suite. The first floor bathroom has recently been refurbished to high standard with a modern white suite comprising of a roll edge freestanding bath



with claw feet and a rain drop shower over, pedestal wash hand basin and low level WC.

The gardens of property are mostly laid to lawn, and back onto fields behind. Access over a neighbouring property's driveway provides access onto South Banks driveway which sweeps around the side of the property into the parking area. There is also a detached timber garage with up and over door.

The property is freehold and is connected to mains water, drainage and electricity. Council Tax Band: E.

If you require any further information or wish to make an appointment to view, please don't hesitate to contact the office on 01803 866336.

*Our View “A charming character home in popular village location.”*







England, Scotland & Wales		
EU Directive 2002/91/EC	34	57
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC	30	51
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

