

For Sale

Dunsmore Cottages, Tubwell Lane, Maynards Green, TN21 0BU



£295,000

2 bedroom Semi-Detached

- ✓ Attractive semi-detached Cottage
- ✓ 2 Double Bedrooms
- ✓ Kitchen/Dining Room
- ✓ Sitting Room with inglenook
- ✓ Cloakroom and Family Bathroom
- ✓ Off-road Parking
- ✓ Large Garden
- ✓ Gas Central Heating



Description

A very attractive cottage in a popular village with accommodation briefly comprising, hallway, kitchen/dining room, sitting room, cloakroom, 2 double bedrooms and a family bathroom. Outside, a driveway provides off-road parking for several vehicles and there is a large garden.

SERVICES

Mains water

Gas central heating

Council Tax Band B - 2019/2020 £1,545.35

Location

Located on a lane in a semi-rural location and within walking distance of the local primary school. There is also a bus stop nearby which serves Heathfield town with all its local shops, supermarkets, banks, doctors' surgeries and the local secondary school - Heathfield Community College and continues on to Tunbridge Wells. The bus also serves the local nearby town of Hailsham with its shops, leisure centre schools etc. Within close distance is Horam village with local facilities including a supermarket, doctor, dentist and the popular Cuckoo Trail for walking and cycling. The property is also located close to an access point on to the Cuckoo Trail.

Ground Floor

Entrance Hall - Wooden front door, window to the side, stone tiled flooring.

Kitchen/Dining Room - 15'11" x 9'09" Cottage style wall and base units, laminate worksurfaces over, stainless steel sink and drainer unit with mixer tap, built-in eye-level double oven, separate hob with extractor over, spaces and plumbing for washing machine and dishwasher, triple aspect, door to large covered porch and the garden.

Sitting Room - 11'10" x 10'06" A small step down from the hallway and with an inglenook fireplace with electric 'woodburner' style fire, wooden mantle and beams, windows to the side garden, stairs rising to the first floor.

Cloakroom - Modern suite of low level W.C., pedestal wash handbasin, obscure window.

First Floor

Landing - Hatch to loft space, velux window.

Bedroom 1 - 12'04" x 11'0" Windows to the side, eaves storage cupboards.

Bedroom 2 - 10'03" x 9'09" Window overlooking the rear garden.



Family Bathroom - Modern, white suite comprising bath with mixer tap, corner shower cubicle with plumbed-in shower unit, low level W.C., pedestal wash handbasin, part-tiled walls, obscure window, 2 x heated towel rails.

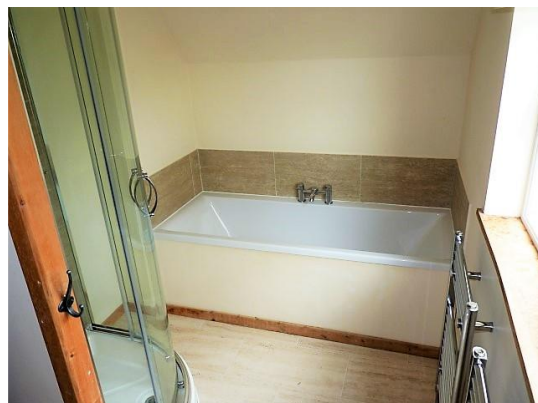
Exterior

Driveway and Garden - The driveway from the lane provides off-road parking for several vehicles. The large garden is laid to lawn, is partly fenced and with shingle seating area to the side. There is a concrete pad suitable for a new garden shed/workshop (power cable to the pad/power disconnected).

Garden Store - Housing Worcester gas-fired central heating boiler, garden tap.

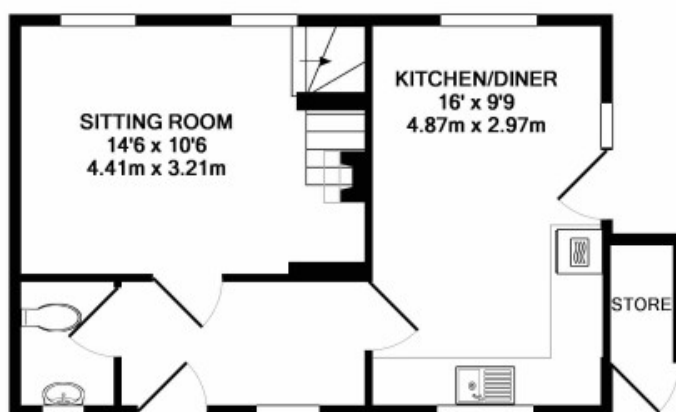
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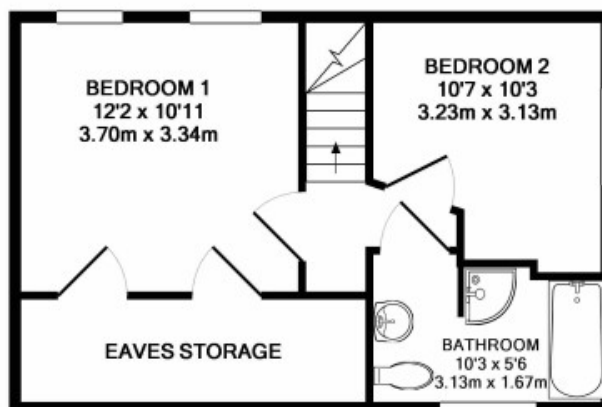




Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency and Environmental Impact

