

5 Moccasin Way | Street | BA16 0GS

FREEHOLD

£380,000

## PROPERTY SUMMARY

5  3  1  B 

This beautifully presented five-bedroom end-of-terrace home is ideally situated within easy level walking distance of the High Street. Offering spacious and versatile accommodation throughout, the property features a welcoming living room, a generous kitchen/dining room, and a convenient ground-floor WC. The accommodation includes two impressive principal bedrooms, each benefiting from its own en-suite shower room, together with three further well-proportioned bedrooms and a modern family bathroom. Outside, the property enjoys an enclosed rear garden, a garage, and off-road parking. Early viewing is highly recommended to fully appreciate the space, flexibility, and excellent location this fantastic home has to offer.

### Entrance Hall

Stairs to first floor. Radiator. Door to living room.

### Living Room

18'1 x 14'0 (5.51m x 4.27m)

Understairs storage cupboard. Dual aspect windows to front and side. Double radiator. Double doors leading to kitchen/diner.

### Kitchen/Diner

20'6 x 11'9 (6.25m x 3.58m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for a dishwasher. Space for an upright fridge/freezer. Integrated electric oven with gas hob and cooker hood over. Double glazed window to rear. Double glazed French door leading to rear garden. Dining area. Door leading to utility room.

### Utility Room

6'10 x 6'2 (2.08m x 1.88m)

Space and plumbing for washing machine. Radiator. Double glazed door to rear garden. Radiator. Door leading to cloakroom.

### Cloakroom

Two piece white suite comprising of low level WC and wash hand basin. Radiator. Extractor fan.

### Landing

Doors leading to bedrooms one, two, three, four, five and family bathroom. Loft hatch. Radiator.

### Master Bedroom

19'6 x 10'3 (5.94m x 3.12m)

Radiator. Double glazed window to front. Door to ensuite.



End Of Terrace House

Living Room

Kitchen/Diner

Utility Room

Cloakroom

Five Bedrooms

Two Ensuites

Bathroom

Garage

Off Road Parking



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PROPERTY**

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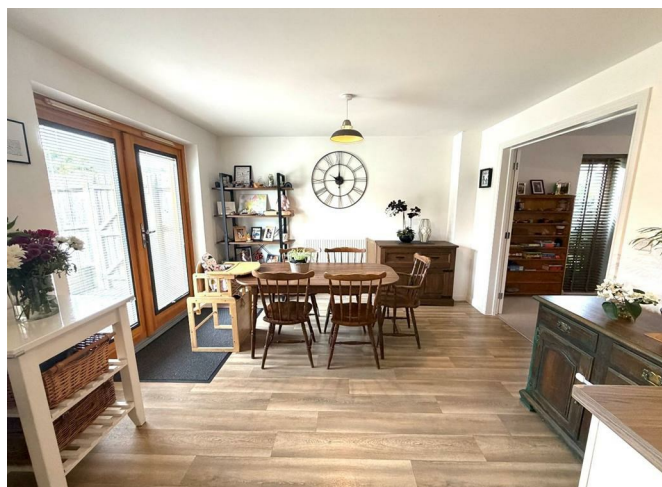
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**Ensuite**

Low level WC, wash hand basin and double shower cubicle. Extractor fan. Radiator.

**Bedroom Two**

19'5 x 9'3 (5.92m x 2.82m)

Radiator. Double glazed window to front. Door to ensuite.

**Ensuite**

Low level WC, wash hand basin and double shower cubicle. Extractor fan. Shaving point. Radiator.

**Bedroom Three**

10'6 x 10'7 (3.20m x 3.23m)

Radiator. Dual aspect double glazed windows to side and rear.

**Bedroom Four**

10'6 x 9'9 (3.20m x 2.97m)

Radiator. Double glazed window to rear.

**Bedroom Five**

11'6 x 6'8 (3.51m x 2.03m)

Radiator. Airing cupboard. Double glazed window to front.

**Bathroom**

Three piece white suite, low level WC, wash hand basin and panelled bath. Radiator. Extractor fan. Double glazed obscure window to rear.

**Rear Garden**

Laid to lawn enclosed with wooden fencing. Outside water tap. Gate leading to the side of the property.

**Garage**

18'5 x 9'2 (5.61m x 2.79m)

Up an over garage door. Power and light.

**Front Of Property**

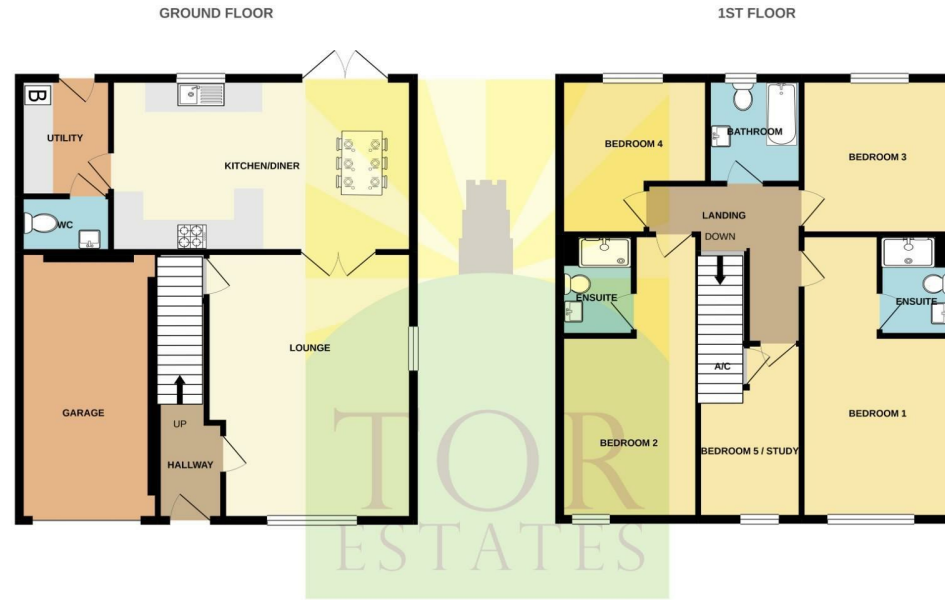
Parking for two cars outside the front of the property. One allocated space to the side.

## Purchasers Note

There is an annual service charge of approx £363.20 per annum for the upkeep of the communal areas.

## Disclaimer

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

