



## 2 DOWNS FARM COTTAGES DOWNS ROAD WEST STOKE, PO18 9BU

£1,450

Hancock and Partners are pleased to offer this lovely recently redecorated three bedroom cottage in West Stoke. Boasting some of the best far reaching viewing in the county. The property features two reception rooms, a kitchen and separate utility room. The property also benefits from a downstairs cloakroom, family bathroom upstairs along with three bedrooms.

There is a patio to the rear of the property and a large garden to the front to the property.

The heating is powered by a solid fuel stove and electricity.

One well behaved pet may be considered but you must be aware the cottage is located on a working farm.

Please call to arrange viewings.



**hancock**  
Lettings & Estate Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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