

## BARN CONVERSION



Barn Conversion

# OWLETS END, BARTON, BIDFORD ON AVON, B50 4ND

Asking Price  
**£400,000**

## FEATURES

- \*\* SALE AGREED \*\* \*\* Barn • Three Bedrooms Conversion
- Three Reception Rooms
- Ensuite To The Master
- Garage
- Council Tax Band - F
- Village Location
- Landscaped Garden
- Off Road Parking
- Energy Performance Rating - D



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# 3 Bedroom Barn Conversion located in Barton

## Entrance Hall

Double glazed front door with side panels and shutters. Wood effect flooring, single panel radiator, stairs to first floor and leads to WC.

## Downstairs WC

Spotlights, dual flush low level WC, pedestal wash hand basin, tiled splashback, wood effect flooring and extractor fan.

## Dining Area

8'0" x 7'10"

Double glazed window to front aspect, double glazed door to hallway, single panel radiator and wood effect flooring.

## Dining Room

10'7" x 7'10"

Double glazed window to rear aspect, single panel radiator and wood effect flooring.

## Sitting Room

19'5" x 10'8"

Double glazed window to front aspect, double glazed 'French' doors to rear aspect with shutters to windows and doors. TV point, telephone point, fitted carpet and gas feature fire.

## Kitchen

10'7" max x 10'9"

Double glazed windows to rear aspect, double glazed door to rear aspect, tiled floor, range of wall and base units with work surface over. Sink, drainer, mixer taps and tiled splashback. Filter hood, built in gas hob, built in electric oven, built in fridge/freezer, space for washing machine, space for dishwasher and radiator.

## Landing

Double glazed window to front aspect, fitted carpet, single panel radiator and airing cupboard with slatted shelving.

## Bedroom One

15'7" x 10'11"

Double glazed window to front aspect, single panel radiator, fitted carpet and leads to Ensuite.

## Ensuite

Obscure double glazed window to rear aspect, shower cubicle, extractor fan, dual flush low level WC, pedestal wash hand basin in vanity, heated towel rail, vinyl flooring, shaver point and light.

## Bedroom Two

10'7" x 10'10"

Double glazed window to rear aspect, fitted double wardrobes, single panel radiator and fitted carpet.

## Bedroom Three

8'3" x 8'9"

Double glazed window to front aspect with shutters, single panel radiator and fitted carpet.

## Bathroom

Obscure double glazed window to rear aspect, single panel radiator, wood effect flooring, dual flush WC, pedestal wash hand basin, standard bath, extractor fan, shaver point and light.

## Garage

19'3" x 9'0"

Up and over door, power, lighting and block paved parking in front.

## Front Aspect

Block paved pathway leading to front door, courtesy lighting, lawn, beds and borders.

## Rear Aspect

Enclosed garden, raised beds and borders. Patio, rear gated access, courtesy lighting, cold water tap, gate leading to garage, door to garage, power point and pond.

## Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## Council Tax Band

Currently tax band 'F' this is subject to change during the conveyance if the property has been extended since 1st April 1991



### Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

### NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



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Council Tax Band - F

Energy Performance Rating - D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(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 are advised to recheck the measurements.

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