

26 Willicombe Park



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Two bedroom cottage

This two bedroom cottage has both a dining room and study. The fitted kitchen has space for small breakfast table and the spacious lounge has direct access to a private rear patio area. Upstairs, both bedrooms have built in wardrobes and there is a bathroom, with a WC on the ground floor.

- Two double bedroom, larger style cottage
- Lounge with direct access to private patio garden
- Bedrooms with fitted wardrobes
- Fitted kitchen with integrated appliances
- Upstairs bathroom and downstairs guest WC
- Several useful storage cupboards
- Parking nearby
- Vacant possession
- Guest suite available for family and friends

£460,000 (other fees apply)

Monthly management fee: £931.04

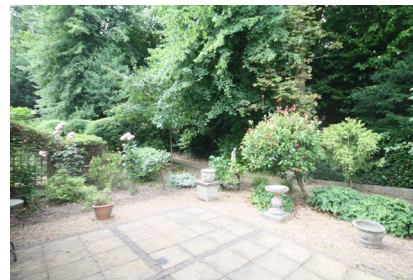
Annual ground rent: £100

Viewing by appointment with the sales office.

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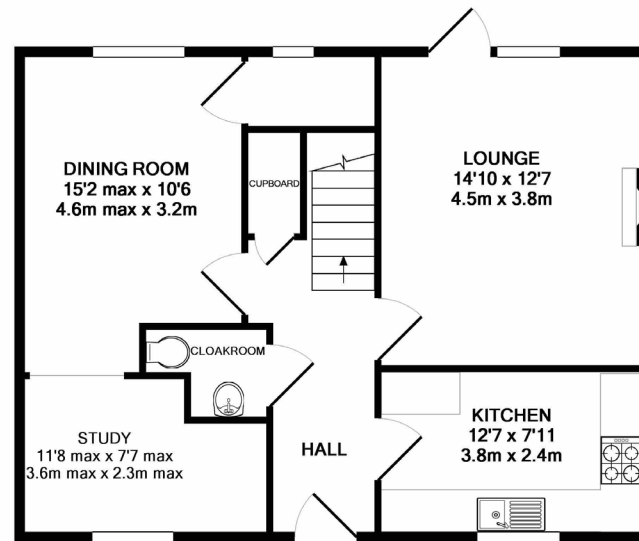
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Internal Measurements

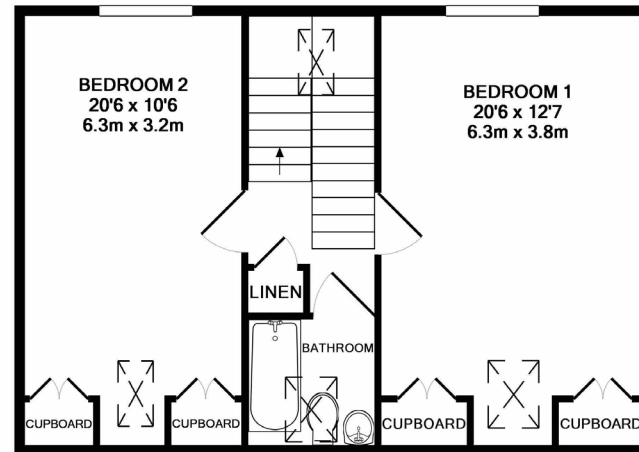
Metric (m) Imperial (ft)

| | | |
|---------------------|-----------|----------------|
| Lounge/Diner | 4.5 x 3.8 | 14'10" x 12'7" |
| Kitchen | 3.8 x 2.4 | 12'7" x 7'1" |
| Dining room | 4.6 x 3.2 | 15'2" x 10'6" |
| Study | 3.6 x 2.3 | 11'8" x 7'7" |
| Main Bedroom | 6.3 x 3.8 | 20'6" x 12'7" |
| Bedroom 2 | 6.3 x 3.2 | 20'6" x 10'6" |
| Total Sq. Ft: 1,301 | | |

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 c | 80 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



These pages are intended for marketing purposes only. Designs vary according to plot and all details should be checked at the Sales office. July 2022

