



jones robinson
Incorporating Martin Walker



FREEHOLD GUIDE PRICE

£180,000

5 New Street

Market Lavington, SN10 4DX



A charming period cottage set away from traffic along a quiet backwater yet right in the heart of the village which is well served with shops, doctors surgery, chemist, pub, church and a thriving community spirit along with countryside in abundance all around.

- Charming period cottage
- Located right in the heart of the village
- Quiet position
- Wood-burner in living room
- Rear garden
- Unrestricted parking nearby



SUMMARY

A charming period cottage set away from traffic along a quiet backwater yet right in the heart of the village which is well served with shops, doctors surgery, chemist, pub, church and a thriving community spirit along with countryside in abundance all around.

The property is very economical to run with a wood burner in the living room which heats the whole house and is adequately supplemented by spot heating if required. In addition to the two bedrooms is a useful study landing and the attic is easily accessed offering useful additional storage along with the hot water cylinder. There is a small garden and parking in Broadwell about 100metres away is unrestricted.

GROUND FLOOR

Entrance porch. Living room with wood-burning stove, open plan through to:- Kitchen/Dining room:- with floor and wall cabinets, sink unit, oven and hob, space for washing machine, lobby with space for fridge freezer. Bathroom with bath, shower, W.C. and basin.

FIRST FLOOR

Study landing with loft hatch. Two bedrooms, one of which has fitted storage space and wardrobe.



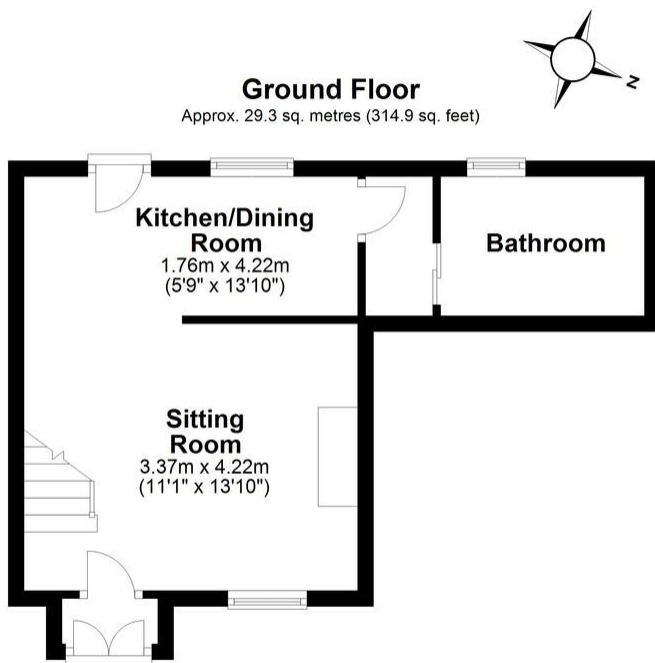


OUTSIDE

The garden is to the rear of the property and comprises a terrace leading to an expanse of lawn with flower borders and at the far end, the left hand privy offers storage.

Energy efficiency rating E.





Total area: approx. 52.4 sq. metres (564.5 sq. feet)



DIRECTIONS

if approaching from Littleton Panell; as you come from roundabout take the third turning on right, opposite the church. If approaching from the centre of Market Lavington (Easterton), from the crossroads where the St Arbucks coffee house can be found, take the second turning on the left.



3 Wine Street
Devizes
SN10 1AP

01380 730200
enquiries@mwwilts.co.uk
www.mwwilts.co.uk

If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays Us a referral fee averaging at £429 per referral (based on total referrals in 2018), our conveyancing provider pays Us a referral fee averaging at £302 per referral (based on total referrals Jan-May 2019) and our contractors (including EPC providers) pay Us an average fee of £13 per referral (based on total Jones Robinson Group referrals in 2018). Full details of our referral fees are listed on our website.

