



Maillard  
& Co

£ 735,000

5 Tower View, La Rue du Trot

For Sale



“4 bedroom terraced country house in a great location for schools”

4

Bedrooms

2

Receptions

2

Bathrooms

## Property features

Terraced 4 bedroom house

Spacious eat-in kitchen

Parking for 2.

Large living room with functional fire

West facing sunny garden.

Situated on restricted access lane



## Property details

4 bedroom terraced country house in a great location for schools

Quietly situated and with the benefit of little passing traffic, this delightful period property offers really spacious accommodation, ideal for the growing family and with a variety of country walks literally on the doorstep, this property is offered in excellent condition throughout. The accommodation includes a living room with a granite feature wall and open fire, a shower room, a generous eat-in kitchen and utility room giving onto a small rear courtyard. On the first floor, there are 3 bedrooms with the family house bathroom. Stairs lead to a fourth bedroom within the attic. There is an enclosed sunny patio garden with an adjacent timber storage shed and a parking bay for 2 cars.

The property is connected to all mains services and has full uPVC double glazing. A village convenience store is situated close by and with a good bus service, the town is readily accessible.

With no onward chain, we recommend an early viewing.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

















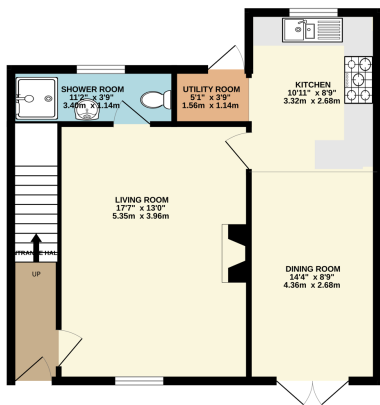




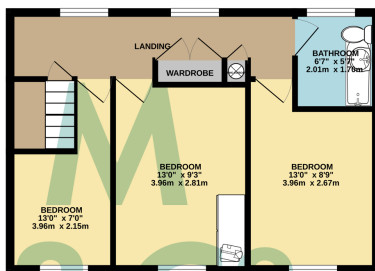




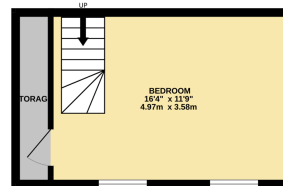
GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.

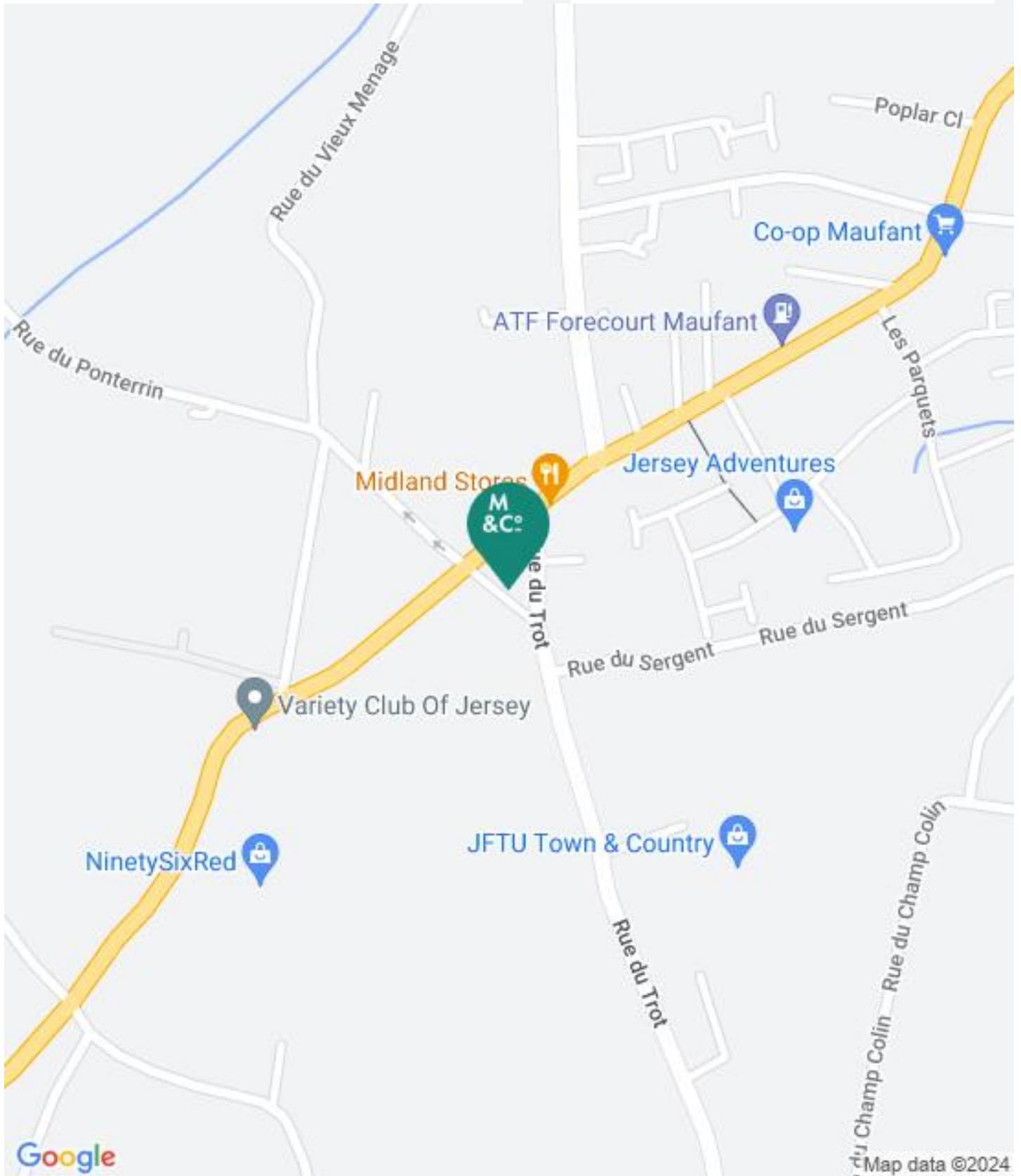


2ND FLOOR  
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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