



THE SHIPPON, APPS FARM, LITTLEHAM, EX39 5HR

£295,000

Enjoying a quiet location within a small cluster of properties, a well presented 2 bedroom semi-detached barn conversion offering good sized and immaculately presented accommodation benefiting from central heating & uPVC double glazing with 14' kitchen/breakfast room, 17' sitting room with feature wood burner & well appointed shower room together with attractive enclosed rear garden & parking.

This charming property enjoys a quiet tucked away location with only a handful of other barn conversions & is situated on the edge of the favoured village of Littleham, being within walking distance of the popular pub, active village hall & quaint church.

Offering deceptively good sized accommodation & being well proportioned to suit a number of uses including a superb holiday retreat or retirement property.

Presented extremely well, the accommodation flows nicely from the entrance door leading into the kitchen/ breakfast room with a range cooker, which in turn leads into a cosy sitting room with feature wood burner. Leading off from an inner hall is a well appointed and recently modernised shower room, whilst 2 double bedrooms overlook the rear garden, with one of the bedrooms having the added advantage of extensive fitted wardrobes.

To the front of the property are open lawned gardens whilst an attractive level garden at the rear offers a wealth of flowers & shrubs together with a useful 11'5 x 7'7 timber home office/summerhouse which benefits from power, light & telephone point.

Council Tax: 'BAND C' (£2149.39 per annum)

Energy Performance Certificate: E (54)

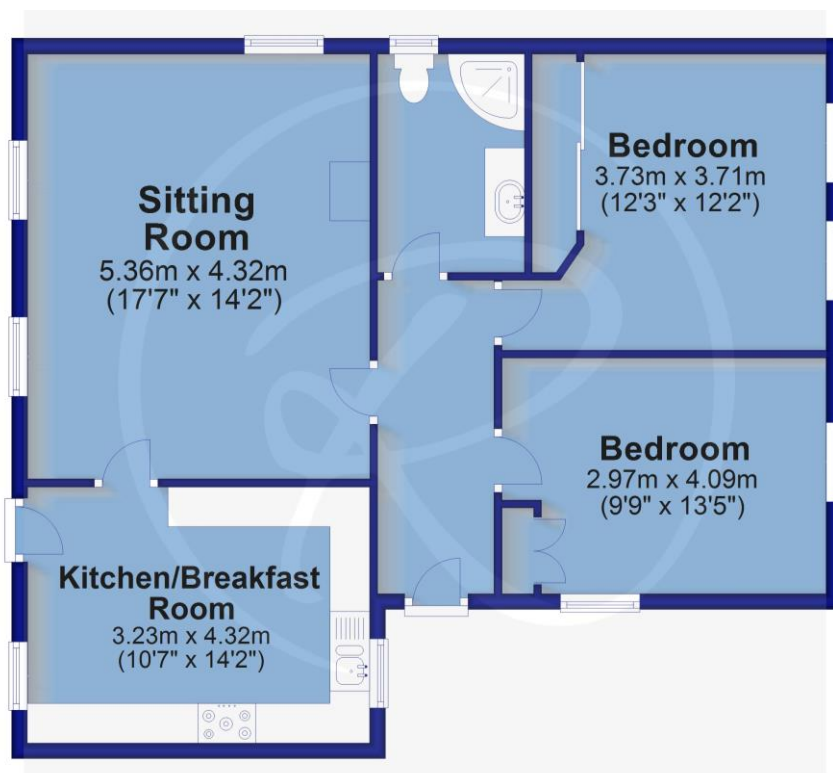
Services

Mains electricity & water.

Shared septic tank drainage (£10 per month payable).

Electric Radiator Central Heating.

Outright Owned Solar Panels.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.