



We are delighted to present this well-proportioned retirement home set within the highly regarded Church Place development. Church place is situated within home farm, paddock and farmyard and was converted/ constructed circa 1994. The house benefits from being surrounded by manicured communal gardens and is set in a quiet and tranquil location whilst still only being a short distance from local amenities and transport links. Internally the property offers spacious living accommodation comprising of an entrance hall, Lounge, separate dining room, kitchen & ground floor shower room/W.C. On the first floor the property offers two generously proportioned double bedrooms and family bathroom. To the rear there is a paved low maintenance rear garden. The property also benefits from ample communal parking and a garage en-bloc. This property is only available to purchasers over the age of 55.

### Lounge

3.46 x 5.96 (11'4" x 19'6")

### Dining Room

2.95 x 3.24 (9'8" x 10'7")

### Kitchen

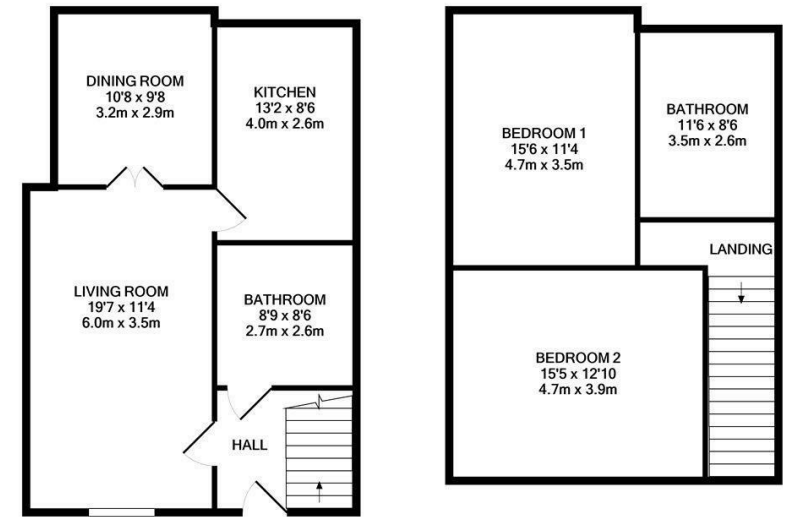
2.6 x 4.01 (8'6" x 13'1")

### Bedroom One

3.44 x 4.73 (11'3" x 15'6")

### Bedroom Two

4.69 x 3.90 (15'4" x 12'9")



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1047 SQ.FT. (97.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC