



The Dale, Longstanton
CB24 3DH

Pocock + Shaw

13 The Dale
Longstanton
Cambridge
Cambridgeshire
CB24 3DH

A one bedroom terraced bungalow in this cul de sac position, just off the High Street. With an age restriction for the over 60's, the property has a small enclosed rear garden, fitted kitchen and shower room.

- Porch and entrance hall
- Sitting room
- Fitted kitchen
- Shower room
- Double bedroom
- Enclosed rear garden
- 70% shared ownership basis

Shared Ownership £175,000



A spacious one bedroom bungalow located in this residential cul de sac just off the High Street. With an age restriction for the over 60's, the property is sold on a 70% shared basis with South Cambs council. The property features an enclosed rear garden, one double bedroom, fitted kitchen and shower room.

The village of Longstanton is just over seven miles north of Cambridge, with the village of Bar Hill just over two miles away and offers a large Tesco store and various smaller shops.

Entrance porch Part glazed entrance door opening to

Entrance hall Double radiator, single store cupboard and single airing cupboard.

Sitting room 16'11" x 10'1" (5.16 m x 3.07 m) Window to the front and rear, double radiator, picture rail.

Kitchen 9'10" x 8'11" (3.00 m x 2.72 m) Fitted range of units with work surface, inset one and a quarter bowl coloured single drainer sink unit with mixer tap. Single base unit. Bosch four burner ceramic hob with canopy extractor and match stainless steel Bosch oven and microwave. Window and door to the rear garden. Double radiator.

Bedroom 11'1" x 8'8" (3.38 m x 2.64 m) Window to the front and, double radiator. Triple fitted wardrobes to one wall.

Shower room Fitted white suite with pedestal wash basin, close coupled WC and corner shower unit. Heated towel rail/radiator.

Outside To the front of the bungalow there is an open plan lawned area with shared pathway leading to covered side access and rear garden, which is mostly laid to grass with timber shed.

Services All mains services are connected, with solar panels to the front roof.

Tenure Leasehold - 112 years remaining
 Variable service charge £214.53 per quarter
 Buildings insurance £7.17 per quarter
 Ground rent £26.00 pa
 Rent on remaining 5%: £5.31 per week / £23.06 pcm

Viewing By prior appointment with Pocock and Shaw

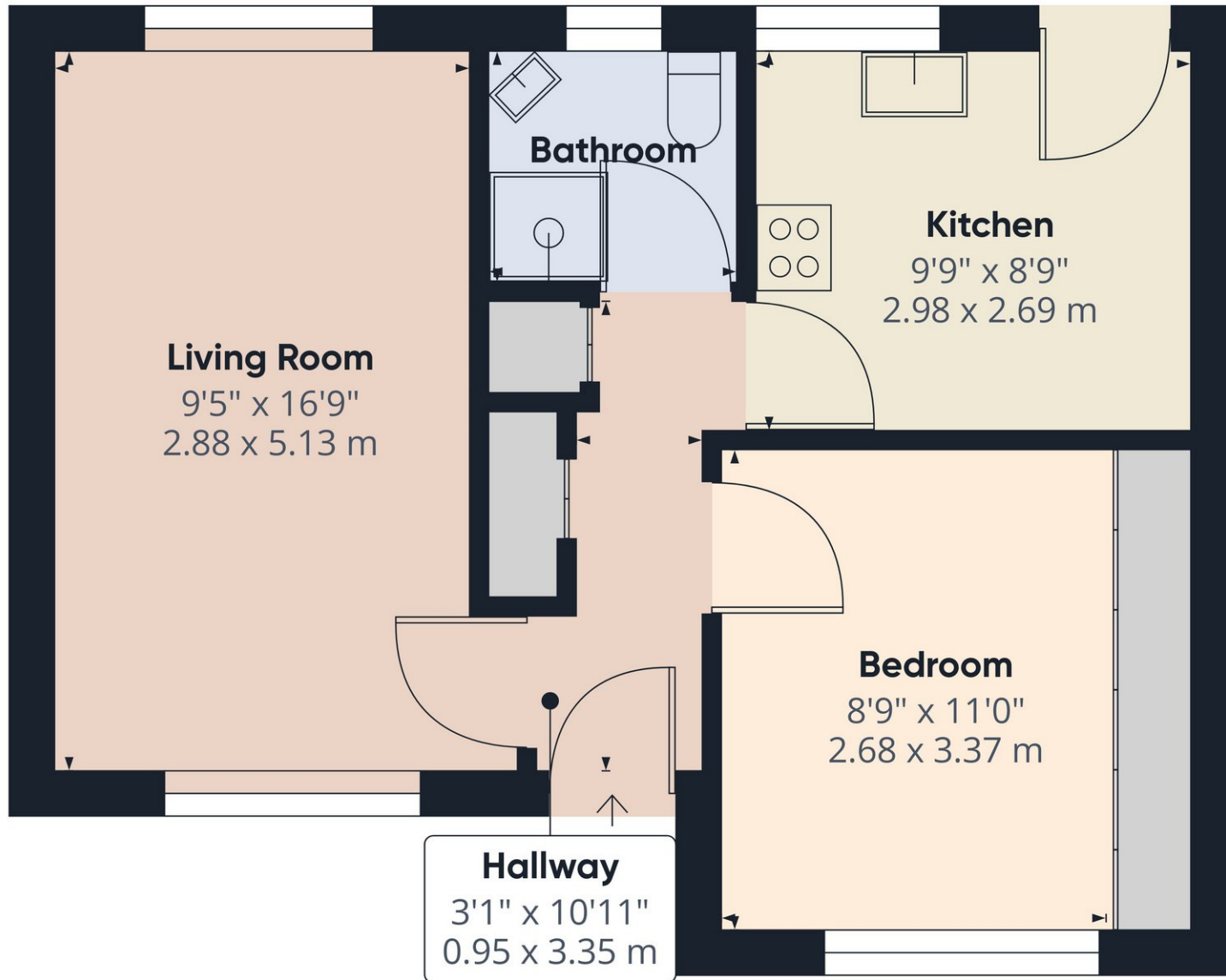
Tenure The property is Leasehold

Council Tax Band B

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	90	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate total area
 457.04 ft²
 42.46 m²

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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