



01947 601301



15 POND FARM  
CLOSE, HINDERWELL

3 BED SEMI-DETACHED  
HOUSE



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## PROPERTY FEATURES

- Modern Semi-Detached House with a Garage
- Beautifully Refurbished with Quality Fixtures & Fittings
- Cosy Lounge with Log Burner & French Doors to the Garden
- High-Gloss Kitchen with Granite Worktops & Integrated Appliances
- 3 Bedrooms, Modern Shower Room & Downstairs WC
- Gas Central Heating & Double-Glazing
- Stunning Rural Views from the rear & Garden Terrace

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

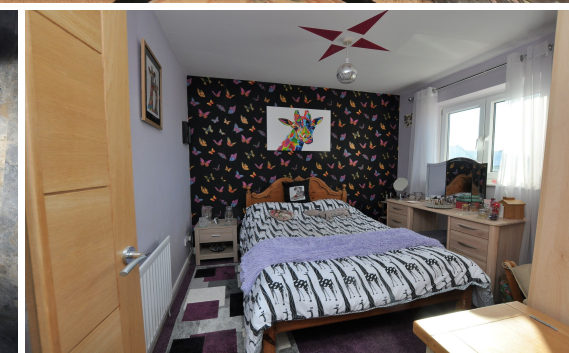
Parking: DRIVEWAY, GARAGE

Outside Space: GARDEN, TERRACE

Tenure: FREEHOLD

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15 POND FARM CLOSE, HINDERWELL - 3 bed Semi-Detached House - £250,000

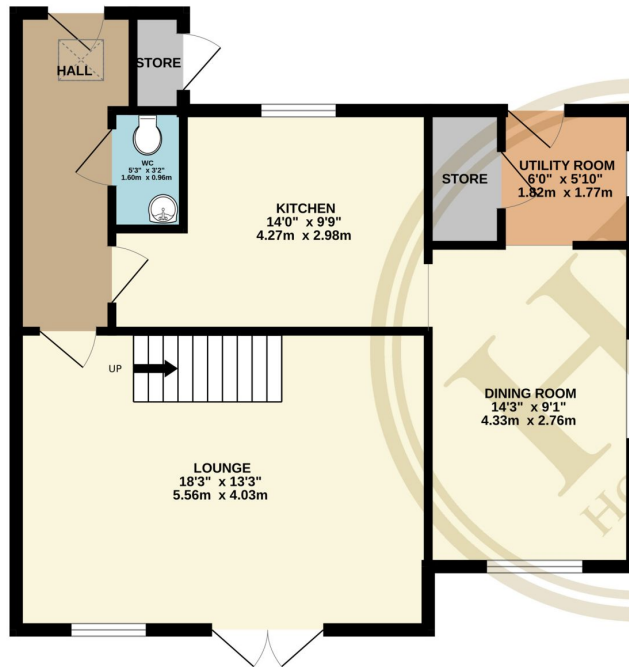


Hope & Braim are delighted to present 15 Pond Farm Close in Hinderwell to the market. This cul-de-sac of modern homes lies on the edge of the village with Number Fifteen being tucked in one corner and backing onto open fields. The house has been extensively refurbished using quality materials throughout including the Oak and glass staircase and the high-gloss kitchen with Granite worktops. Downstairs there is a lounge that has a log burner to keep things cosy during the winter, whilst in the summer the French Doors can be opened onto the rear garden. The kitchen has an island and integrated appliances plus there is an archway that leads through to the separate dining room and the utility room, which were created by a side extension. The entrance hall has been lightened by the addition of a Velux window above and there is a separate cloakroom with a WC and a hand basin. Upstairs there is a spacious landing leading to three bedrooms, comprising two doubles and a single, with the principal bedroom having built-in wardrobes and views across the fields. There is a modern bathroom with a walk-in shower that can be controlled via Bluetooth and keeping with the gadgets, there is a loft above that has an automatic retractable loft ladder. Outside there is a triangular plot to the front along with a driveway that leads to the detached garage, whilst to the rear is a low-maintenance garden with an artificial lawn and a raised terrace.

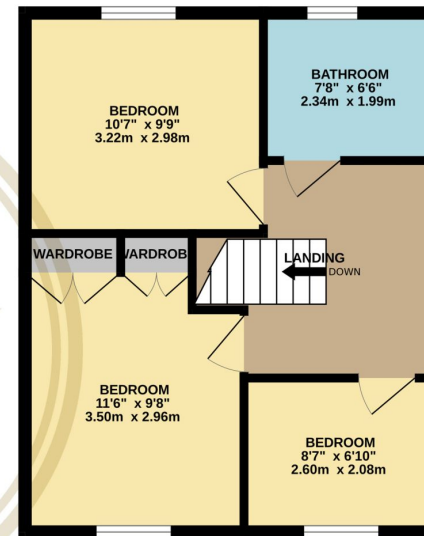


15 POND FARM CLOSE, HINDERWELL - 3 bed Semi-Detached House - £250,000

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

