

Hattamoa,
Rendall, KW17 2HF



OFFERS OVER £185,000

Home Report available by email on request

J.E.P. Robertson & Son



Entrance hall/utility room:

11'6" x 6'5"

Window west facing; cupboard housing electricity meter; plumbed for washing machine; 2DPP; vinyl flooring.

Hallway: 30'9" x 3'8"

2 windows north facing; shelved storage cupboard; cupboard housing hot water tank; hatch to attic; 2 storage heaters; vinyl flooring and fitted carpet.



Kitchen: 14'5" x 10'7"

Window east facing; window south facing; fitted wall and base kitchen units; 4 ring gas hob; electric cooker; stainless steel sink with single drainer; plumbed for dishwasher; storage heater; TV aerial; 6DPP; vinyl flooring.

Sun room: 17'5" x 9'8"

East, south and west facing;
patio doors to garden; storage
heater; spot lights; 3DPP; fitted
carpet.

Sittingroom: 14' x 12'

TV aerial; telephone point;
storage heater; 4DPP; fitted
carpet.



Shower room: 7'9" x 7'1"

Opaque window east facing;
white wc and whb; walk in
shower unit with power shower;
fitted wall mirror; heated towel
rail; fitted carpet.





Bedroom 1: 17'11" x 14'

Window south facing; fitted wardrobe with shelves and hanging rail; TV aerial; 4DPP; fitted carpet.

Bedroom 2: 7'11" x 7'2"

Window west facing; fitted wardrobe with shelves and hanging rail; 3DPP; fitted carpet.



Bedroom 3: 11'5" x 10'8"

Window west facing; window south facing; fitted wardrobe with shelves and hanging rail; telephone point; 3SPP; fitted carpet.

OUTSIDE

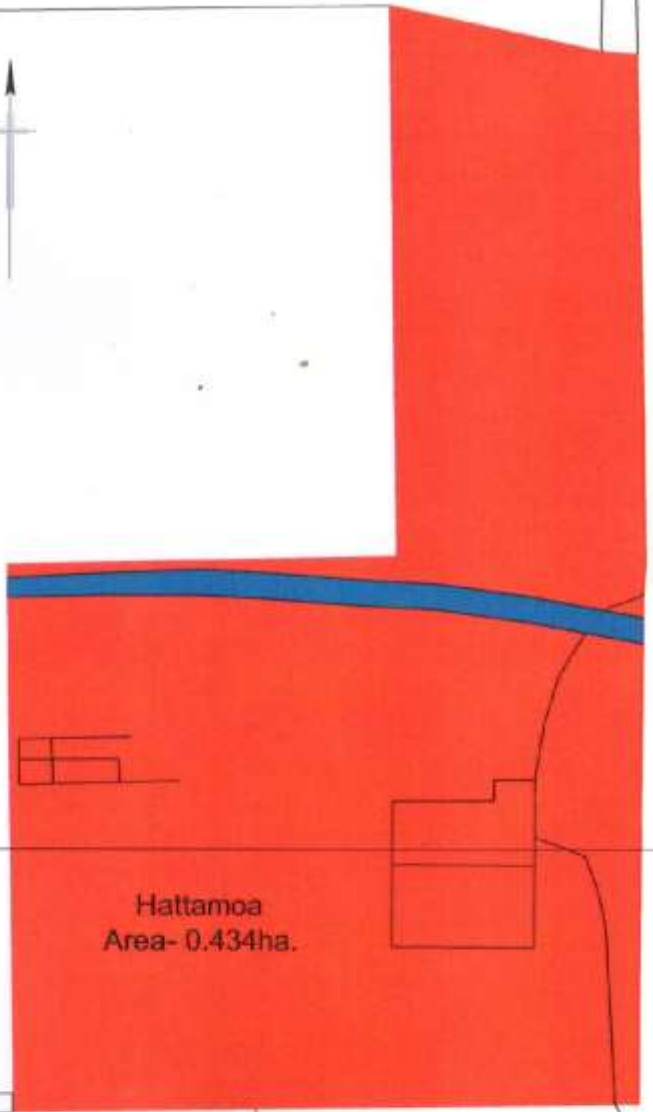
Garden to rear and side laid to lawn; walled garden at front containing mature trees and shrubs; hard standing with car pit; stone built shed; field at rear.



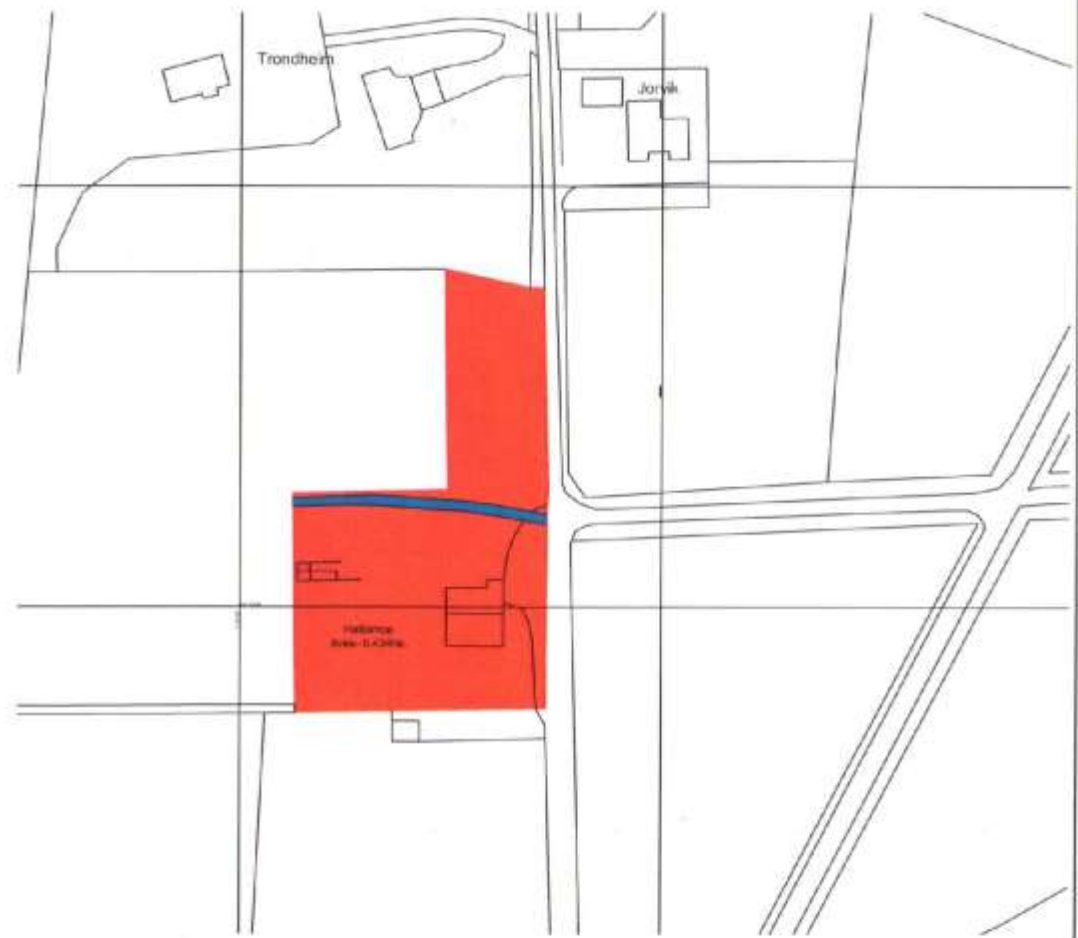
Hattamoa is a well presented 3 bedroom bungalow in a quiet rural position, set well back from the main road, with mature garden, ample parking and adjoining field. The accommodation comprises utility room, kitchen diner, sittingroom, sunroom, shower room and 3 bedrooms. UPVC double glazed windows. Outside, the garden contains mature trees and shrubs with an area also laid to lawn with block built shed. Including the adjoining field, the property extends to approximately 1 acre and is shown coloured red on the plan annexed.

Price:	Offers over £185,000 are invited
Contents:	Floor coverings, light fittings, curtains and blinds are included in the sale price. Some contents may be available to purchase by separate negotiation.
Viewing:	For appointment to view please contact the selling agents
Entry:	By arrangement
Council Tax:	The subjects are Band A. The Council Tax Band may be re-assessed by the Orkney and Shetland Valuation Joint Board when the property is sold. This may result in the band being altered
Services:	Mains electricity, water, telephone; drainage to septic tank
Energy Performance Rating:	The property has an energy efficient rating of Band D (58)
Offers:	Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a Scottish solicitor will be advised of any closing date

While the above particulars are believed to be correct, they are not warranted and may not be used in any missive or conveyance of the subjects.



Hattamoa
Area- 0.434ha.



Deed Plan.
Hattamoa, Rendall.

August 2019. A3 Plan.

OS Licence No- ES100003740

Drawn by- S J Omand,
Chartered Surveyors,
14 Victoria Street,
Kirkwall.