



9 Bay Close, Godalming, Surrey, GU7 1ZF

Asking Price £525,000

# 9 Bay Close, Godalming, Surrey, GU7 1ZF

Tucked away in the delightful Upper Tuesley development, surrounded by fields, in the middle of the countryside yet just a short drive away from Godalming, is this recently built, well-presented townhouse, available as either a shared ownership or outright purchase.

On the ground floor, the property offers a bedroom currently used as a study, a WC, and an open-plan kitchen diner with views over and access to the garden. The kitchen itself is of a smart and modern design, with ample countertop workspace and integrated appliances.

On the first floor, there is a bright and airy living room, as well as a second bedroom that is of good size, easily accommodating a double bed and typical bedroom furniture.

The top floor accommodates the main bedroom, which is generously sized and benefits from a walk-in wardrobe/dressing area. Across the landing is the family bathroom, which is configured with a three-piece bathroom suite including a washbasin, toilet, and bath with an overhead shower.

Also worth noting are the energy efficiency features that this home offers, as shown by its excellent EPC rating. These features include; solar panels, triple glazed windows, gas heating system split over 2 areas for efficient use, hive home installed.

Tenure: Freehold.

Council Tax: Band D

- Townhouse
- Upper Tuesley Development
- Immaculately Presented
- Off Street Parking for Two Vehicles
- Walk in Wardrobe / Dressing Area
- Stunning Semi-Rural Setting
- Garden with Patio & Shed
- Available as Shared Ownership or Outright Purchase



# Floorplan

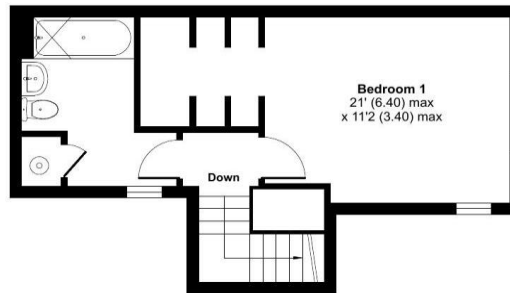
## Bay Close, Godalming, GU7

Approximate Area = 977 sq ft / 90.7 sq m

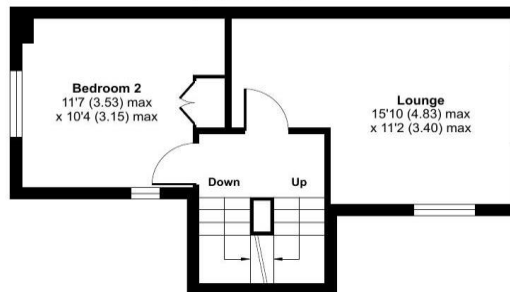
Outbuilding = 46 sq ft / 4.2 sq m

Total = 1023 sq ft / 94.9 sq m

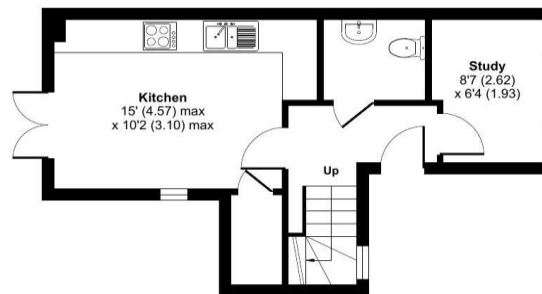
For identification only - Not to scale



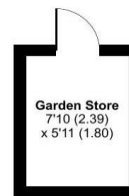
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

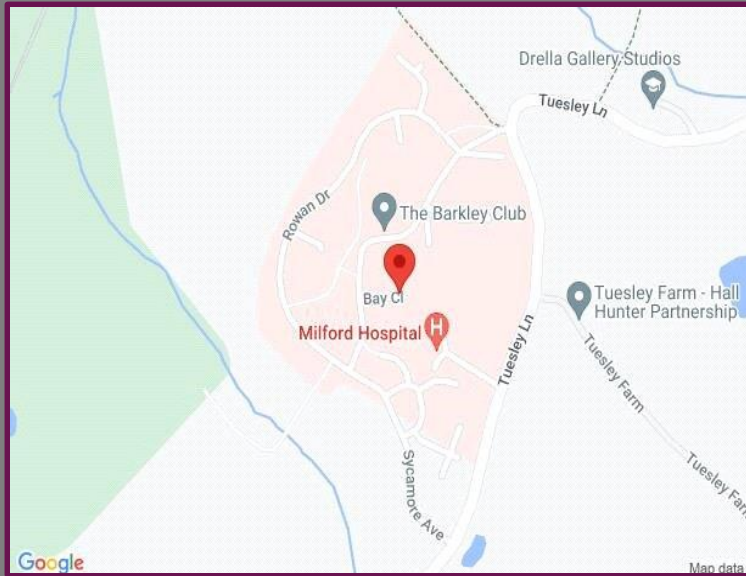


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2023.

# Location

This new estate, on the outskirts of Tuesley, is made up of a mix of 2 and 3-bedroom houses and apartments built to the very highest standards. The architects have incorporated natural, long-lasting materials that blend effortlessly with the traditional look and feel of the area.

The market town of Godalming is a short drive away and has a picturesque and historic High Street with an excellent array of shops, bars, restaurants, as well as three superstores. The mainline railway station is close to the town centre and



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

**GODALMING: 41 High Street, Godalming, Surrey, GU7 1AU**

**Tel: 01483 427699 | Email: godalming@bourneestateagents.com**

**Web: www.Bourneestateagents.com**