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## VIEWING

By appointment with Heathgate. Prior to making an appointment to view, Heathgate strongly recommend that you discuss any particular points that are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

## IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order.  
Purchasers should satisfy themselves on such matters prior to purchase.
3. The images depict only certain parts of the property. It should not be assumed that any contents/ furnishings/furniture etc. are included in the sale. It should not be assumed that the property remains as displayed in the image(s). no assumptions should be made with regard to parts of the property that are not shown. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to the planning permissions or potential uses such information is given by Heathgate in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of this property.