

Jones & Redfearn

ESTATE AGENTS



Roseview

£195,000

Situated in the sought-after residential area of Roseview Crescent, Kinnel Bay, this attractive semi-detached, extended bungalow offers an excellent opportunity for those seeking a comfortable and well-located family home. The property is conveniently positioned close to a range of local amenities, including shops, schools and parks, while the nearby coastline provides beautiful beaches ideal for leisurely walks and family days out.

The accommodation briefly comprises: entrance hallway, lounge, kitchen, sitting room, two ground-floor bedrooms and a family bathroom, together with a first-floor bedroom benefiting from an en-suite shower room. Externally, the property offers gardens to the front and rear, off-road parking, a workshop and a storage shed.

Further benefits include uPVC double glazing, gas central heating and a recently installed new roof.

In summary, this delightful home on Roseview Crescent presents a wonderful opportunity to enjoy life in a friendly and vibrant community. With its appealing features and convenient location, it is sure to attract strong interest from prospective purchasers. Viewing highly recommended to fully appreciate what this property has to offer.



Hallway

Lounge

12'10 × 10'10 (3.91m × 3.30m)

Kitchen

10'10 × 9'11 (3.30m × 3.02m)

Sitting Room

17'3 × 11'10 (5.26m × 3.61m)

Bedroom 1

13'1 × 8'8 (3.99m × 2.64m)

Bedroom 2

10'5 × 8'9 (3.18m × 2.67m)

Bathroom

6'3 × 5'7 (1.91m × 1.70m)

First Floor

Bedroom 3

20'0 × 17'7 (6.10m × 5.36m)

Ensuite

9'5 × 3'0 (2.87m × 0.91m)

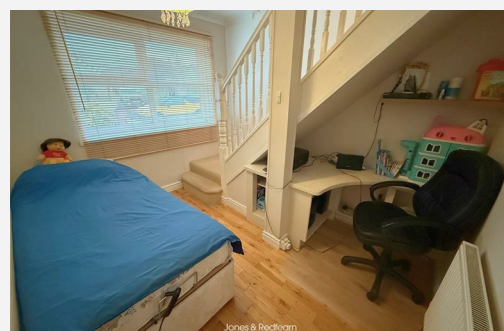
Exterior

Externally, the front of the property is approached via double metal gates opening onto a concrete driveway, providing off-road parking, together with neatly lawned garden areas. To the rear, the garden is predominantly laid to lawn and benefits from a useful storage shed. Positioned to the side of the property, and accessible from both the driveway and rear garden, is a workshop offering additional practical space.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 6th February 2026
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND C - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com

