



257 Gurnard Pines, Gurnard
£125,000



Megan Baker
Estate Agents

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This deceptively spacious home is set at the top of the Gurnard Pines site, offering well appointed accommodation on one level. There is a stylish open plan living area which provides plenty of space for seating and dining, and has the galley style kitchen set along one side. The home has three double bedrooms, with the main bedroom having an en-suite shower room, as well as a separate bathroom. The sunny decked terrace spans the width of the home to the front and offers a rather lovely open outlook over the site. The home has allocated parking; GCH and double glazing. Leasehold - lease length 125 years from 2016. Ground Rent £2220.82 per year currently (reviewed every 3 years). No Pets allowed. Service Charge £1040.04 per year currently. Council Tax Band - B. EPC C-74

UPVC double glazed side entrance door into:

Living Area:

23'3" max x 13'11" max (7.09m max x 4.25m max)

A super open plan living/dining kitchen area with a focus to the open, leafy outlook over the site. The galley style kitchen sits to one corner fitted with white fronted units with chrome bar handles and dark worktops with ceramic one and a half bowl sink unit. Integrated oven; hob and extractor hood as well as integrated dishwasher. Spaces for washing machine and fridge/freezer. Wall mounted gas fired boiler.

There is a good sized dining area with UPVC

double glazed window and the spacious sitting area has french doors leading to the decked terrace.

Inner Hallway:

With access to loft and built in double doored storage cupboard. Further doors to:

Bedroom One:

14'0" x 10'0" (4.27m x 3.05m)

A good sized double bedroom in white decor with window and door to rear and further door to:

En-suite shower room:

7'10" max x 4'3" max (2.39m max x 1.32m max)

Fitted with white WC; wash hand basin and shower enclosure.





Bedroom Two:

13'1" x 11'2" (4.0m x 3.42m)

A second double bedroom with UPVC double glazed rear window.

Bedroom Three:

11'1" x 8'5" (3.39m x 2.58m)

A third double bedroom with UPVC double glazed side window.

Bathroom:

7'10" max x 5'6" max (2.39m max x 1.68m max)

Smartly fitted with bath and mixer tap/shower attachment; WC and wash hand basin. Glossy white tiling with scrolled decal border.



Decked Terrace:

23'1" max x 6'5" max (7.06m max x 1.96m max)

With a super open outlook over the communal green areas of the site and a higher privacy screened area to one side.

Parking:

The home has an allocated parking area to one side of the home.



Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum

measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

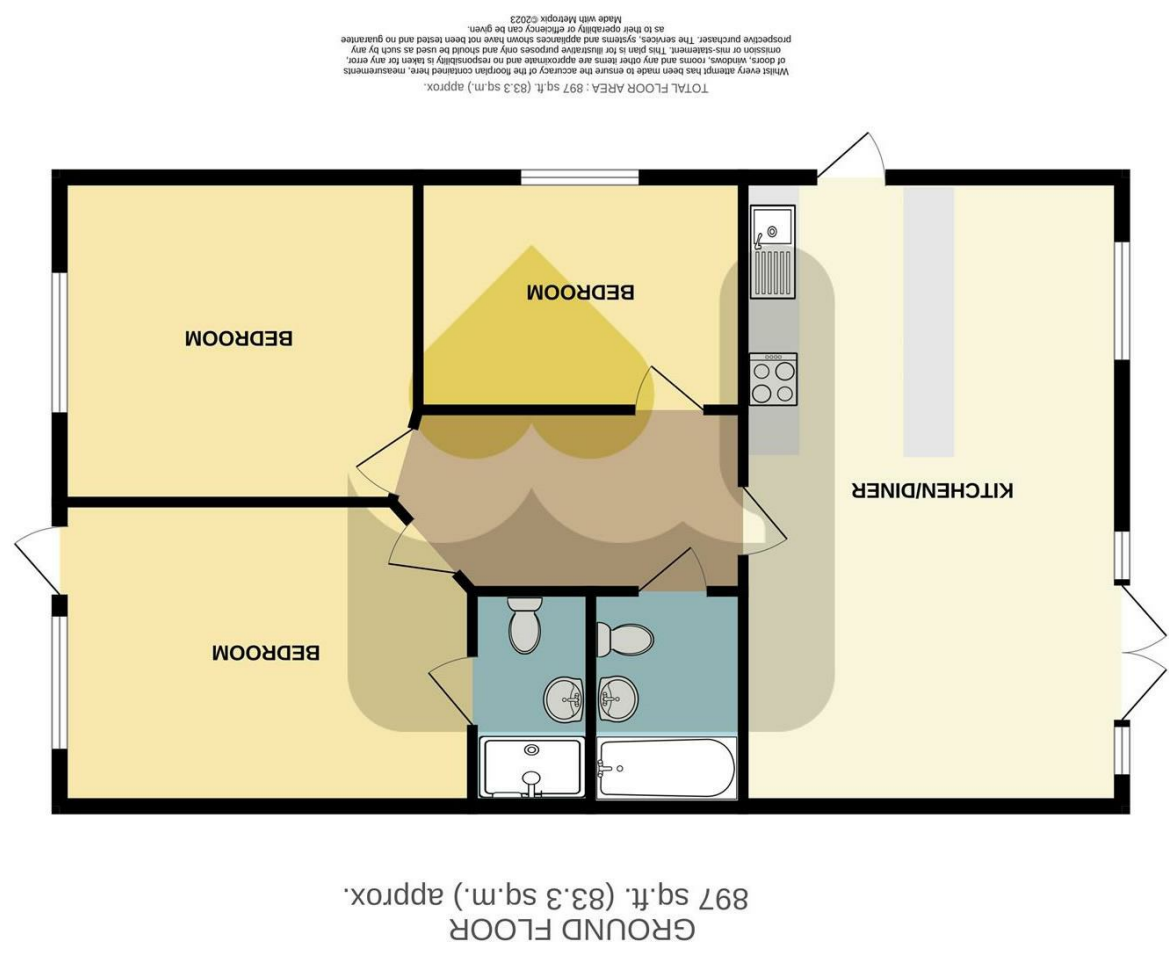


Pop in for a chat
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Arrange a viewing
Love this property and want to see more?
Call us on 01983 280555
Email: hello@meganbakerestateagents.com



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Potential	Current	
88	74	



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.