

# West View Cambois

- Stunning Three Bedroom House
- Fully Refurbished
- Fabulous Large Rear Garden
- Off Street Parking
- Close To The Beach

## Asking Price £ 130,000







## **West View**

### Cambois

#### PROPERTY DESCRIPTION

**ENTRANCE** 

UPVC door

#### **ENTRANCE HALLWAY**

Stairs leading to first floor landing

LOUNGE15'27 (4.62) X 11'86 (3.56) maximum measurements into recess

Double glazed window to front, single radiator

#### KITCHEN 11'62 (3.51) X 8'98 (2.67)

Double glazed window to rear, double radiator, range of wall, floor and drwer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge/freezer, plumbed for washing machine

#### SUN ROOM 11'3 (3.43) X 9'52 (2.87)

Double glazed windows and door leading to rear garden

BEDROOM ONE 15'39 (4.65) X 9'91 (2.97) minimum measurements excluding recess

Double glazed window to front, single radiator

BEDROOM TWO 10'81 (3.25) X9'32 (2.82) maximum measurements into recess

Double glazed window to front, single radiator

BEDROOM THREE 8'95 (2.6+7) X 7'40 (2.24)

Double glazed window to rear, single radiator

#### **BATHROOM**

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to side, single radiator

#### FRONT GARDEN

Gravelled

#### REAR GARDEN

Low maintenance, part laid to lawn, part gravelled

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **RESTRICTIONS AND RIGHTS**

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

#### **BUILDING WORKS**

Any known planning permissions or proposals in the immediate locality: No Outstanding building works at the property: No

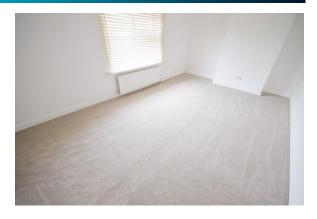
#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

BL00010322.AJ.DS.26/02/2024.V.1









Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

