



3 Gable Mews College Road, Windermere  
£399,000





## 3 Gable Mews College Road

### Windermere

A well proportioned terraced residence centrally located within the ever popular Lakeland village of Windermere with all the local shops, restaurants, cafes and bars on the doorstep.

A 3 bedroom terraced house situated in the heart of Windermere. This property offers easy access to local amenities, schools, and transport services making it an ideal choice for families and commuters alike. The kitchen/diner leads out to the rear garden, offering a lovely space to enjoy al fresco dining with far-reaching views of the local football fields. the ground floor also comprises a bedroom and three piece suite bathroom.

Upstairs, you will find the accommodation consists of a substantial sitting/dining room on the first floor, providing a bright and spacious living area for family gatherings and entertaining guests. Two double bedrooms and the second of the two bathrooms also feature on the first floor, perfect for a growing family, providing convenience and flexibility for busy households. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the seasons.

Outside, the property features a paved patio garden to the rear, surrounded by hedges that offer privacy and seclusion in this peaceful setting. The spacious patio area provides plenty of room for outdoor furniture and potted plants, creating a charming space to relax and unwind. Below the hedges, flower beds await your personal touch, ideal for creating a beautiful garden oasis with colourful blooms and greenery. The property also benefits from garage parking and driveway parking, ensuring secure storage for vehicles and easy access for residents and visitors. Don't miss the opportunity to own this delightful terraced house with its fantastic living spaces and inviting outdoor retreats - book your viewing today and experience the charm of Windermere living at its best!



- Terraced property in the heart of Windermere
- Easy access to local amenities and transport services
- Substantial sitting/dining room on the first floor
- Sold with NO ONGOING CHAIN
- Kitchen diner which leads out to the rear garden.
- Far reaching views of the local football fields and mountains beyond
- Three bedrooms with two being doubles
- Private patio garden to the rear
- Two bathrooms with one on each floor
- Garage and driveway parking

### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### EPC RATING D

### SERVICES

Mains electric, mains gas, mains water, mains drainage

### COUNCIL TAX:BAND D

### TENURE:FREEHOLD

### DIRECTIONS

From our Windermere office continue down Crescent Road and bear left, then take the right turn on to College Road, carry on down the road to find the 3 Gable Mews on the left before the football pitches.

**WHAT3WORDS:**transmit.dreaming.banquets







## GROUND FLOOR

### ENTRANCE HALL

13' 1" x 9' 9" (4.00m x 2.97m)

### KITCHEN/DINER

19' 5" x 11' 1" (5.93m x 3.38m)

### BEDROOM

8' 8" x 7' 9" (2.65m x 2.37m)

### BATHROOM

9' 5" x 4' 6" (2.86m x 1.36m)

## FIRST FLOOR

### LANDING

3' 1" x 3' 0" (0.94m x 0.91m)

### SITTING/DINING ROOM

20' 1" x 14' 8" (6.11m x 4.48m)

### BEDROOM

14' 6" x 8' 5" (4.43m x 2.56m)

### BEDROOM

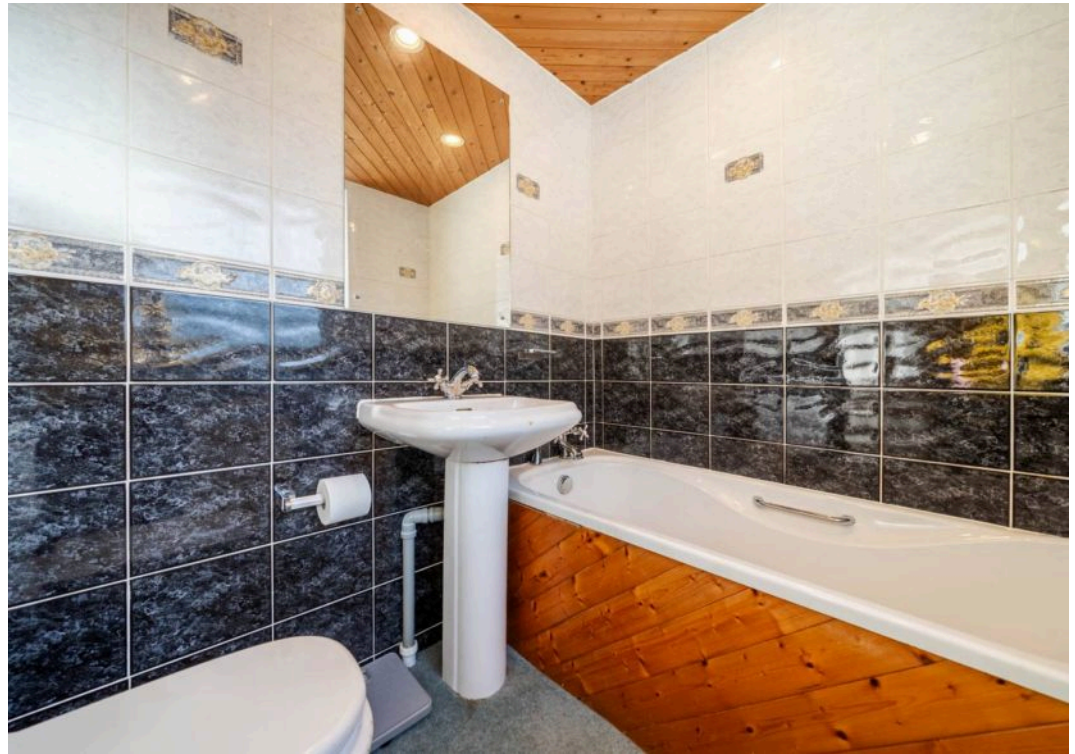
10' 2" x 9' 6" (3.09m x 2.90m)

### BATHROOM

6' 6" x 5' 6" (1.99m x 1.67m)











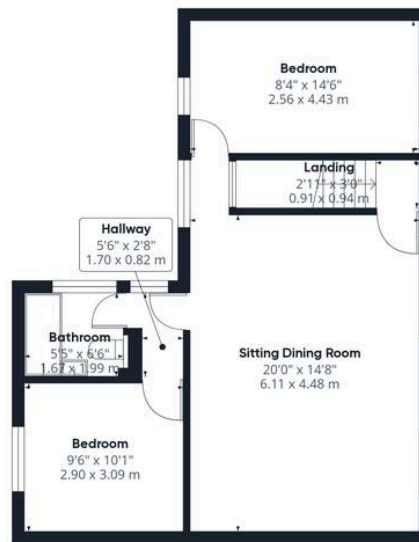








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1046.88 ft<sup>2</sup>  
97.26 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

# THW Estate Agents

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