



**HOME + CASTLE**  
ESTATE AGENTS

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## Links Crescent, St. Marys Bay, TN29

Freehold | House - Detached | 3 Bedrooms

Home & Castle are pleased to advertise this CHAIN FREE 3 bedroom detached house in a tucked away location, just a few minutes walk to the sandy beach at St Marys Bay. This contemporary designed home with SOLAR PANELS, features the main living space on the first floor and includes ensuite shower to the main bedroom. Spacious integral garage and undercover carport with Electric Car Charging Point.

The outside offers substantial space with parking for 3 cars to the front and a substantial driveway at the side (19m x 7.5m) offering off-road parking for cars, camper vans and even a boat. The rear garden features a summer house with electric supply which could be used as an office or space to relax.

**FOR SALE**  
**FREEHOLD**  
**£425,000**

## Ground Floor

Comprises of Hallway, Utility Room, WC and Integral Garage.

### Hallway 14'11" x 5'9" (4.55m x 1.75m)

Oak flooring with tiled section at front door.

### Utility Room 14'3" x 6'4" (4.34m x 1.93m)

Worktop with sink, plumbing for washing machine and cupboard space. Wall mounted Worcester Boiler. Airing cupboard. Tiled floor. Double glazed French doors to patio and rear garden.

### WC 6'5" x 3'1" (1.96m x 0.94m)

WC & basin. Tiled floor. Opaque double glazed window to rear of property.

### Integral Garage 17'x11'2" (5.18mx3.40m)

Large garage with light and power points. Double wooden doors to front of property.

## 1st Floor

Comprises of Lounge Diner, Kitchen, 3 Bedrooms (1 with ensuite) and Bathroom.

### Landing 12'11" x 4'1" (3.94m x 1.24m)

Oak flooring. Stairs down to ground floor.

### Lounge Diner 18'5" x 10'3" max (5.61m x 3.12m max )

Double doors to lounge diner. Double glazed French doors with Juliet Balcony overlooking south facing rear garden. Oak flooring.

### Kitchen 10'2" x 9'4" (3.10m x 2.84m)

Modern kitchen with plenty of cupboards and worktop area. Integrated fridge, integrated freezer, integrated dishwasher, built-in electric over and gas hob. Tiled floor. Double glazed window overlooking rear garden.

### Bedroom 1 11'11" x 9'10" (3.63m x 3.00m)

Double glazed French doors with Juliet Balcony to front of property. Oak flooring. Door to ensuite shower room.

### En-suite Shower Room 7'2" x 5'10" (2.18m x 1.78m)

WC, basin and shower cubicle. Tiled floor. Opaque double glazed window to front of property.

### Bedroom 2 9'10" x 9'4" (3.00m x 2.84m)

Recess for dressing table, wardrobe or chest of drawers. Oak flooring. Double glazed window to front of property.

### Bedroom 3 8'7" x 7'10" (2.62m x 2.39m)

Double glazed window to side of property. Oak flooring.

### Bathroom 7'10" x 5'11" (2.39m x 1.80m)

Bath, WC & basin. Tiled floor. Opaque double glazed window to side of property.

## Outside Front

Stoned area offering parking for 3 - 4 cars. Double gates to carport. Side gate for access to rear.

### Undercover Carport 25'9" x 12'4" (7.85m x 3.76m)

Electric Car Charging Point. Plenty of space for storage. Double gate to front of property and separate side gate.

## Rear Garden

Patio area, rear garden mostly laid to lawn with summer house, area of decking and green house to side of property. Leads to side garden being used to grow vegetables, flowers and plants. Double gates from side garden lead to off-road parking for multiple vehicles. Side gate leading to parking area.

### Summer House 9' x 9' (2.74m x 2.74m)

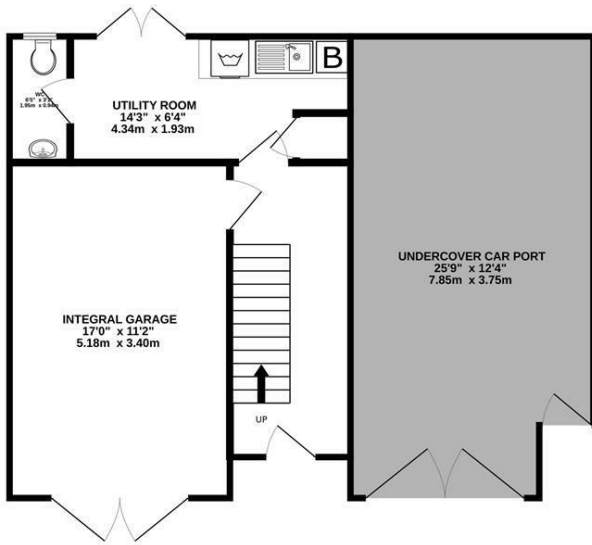
With lighting and power points, this could be used as an office space or relaxation room.

### Off-Road Parking to Side 62'4" x 24'7" (19m x 7.5m)

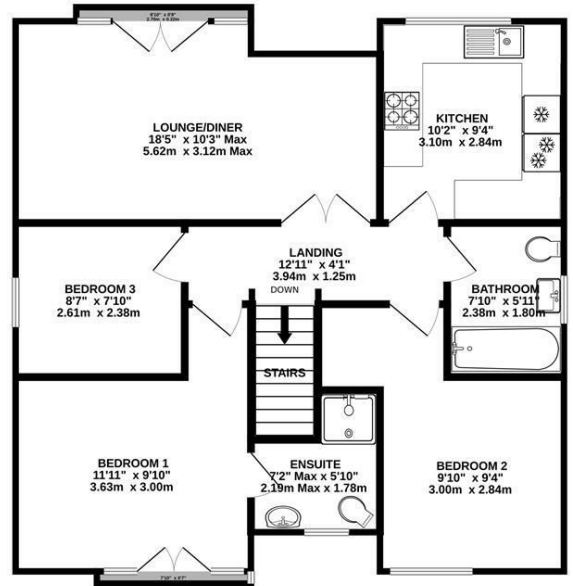
Substantial parking area, providing parking options for a variety of vehicles.

# Floor Plan

**GROUND FLOOR**  
391 sq.ft. (36.3 sq.m.) approx.



**1ST FLOOR**  
750 sq.ft. (69.7 sq.m.) approx.

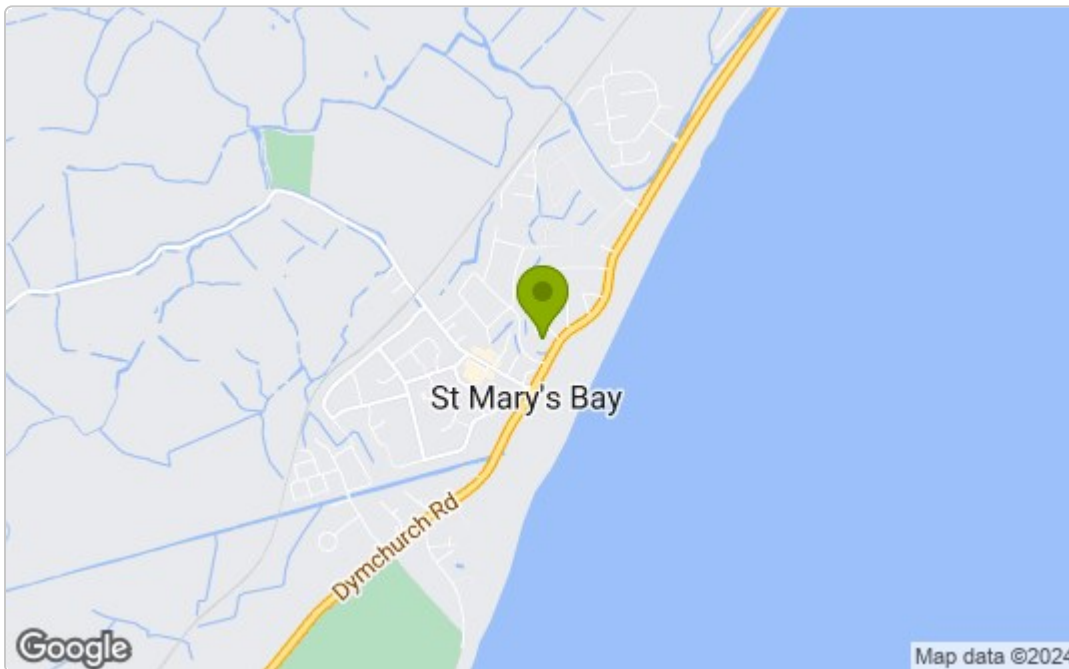


**3 BEDROOM DETACHED HOUSE**

**TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

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

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