

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**VIEWING:** By appointment only via the Agents.

**TENURE:** We are advised Leasehold

**LENGTH OF LEASE:** 125 Years with 104 remaining

**ANNUAL GROUND RENT:** £150 per annum

**GROUND RENT REVIEW PERIOD:** [25 years]

**ANNUAL SERVICE CHARGE AMOUNT:** £650 [year]

**SERVICE CHARGE REVIEW PERIOD:** [year]

**SERVICES:** We have not checked or tested any of the services or appliances at the property.

**COUNCIL TAX:** Band 'C'

**HEATING:** Electric

ref: HC/ LLE /SEP/ 25/DRAFT

**FACEBOOK & TWITTER:** Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS

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TELEPHONE: 01646 680006



## 21 Devon Court, Freshwater East, Pembroke, Pembrokeshire, SA71 5LH

- Ground Floor Apartment
- Leasehold (125 Years With 104 Remaining)
- Walking Distance to Beach
- Open Plan Living
- Idyllic Sea Views
- Two Bedrooms
- Ideal Investment / First Time Buy
- Village Location
- Allocated Parking
- EPC Rating: TBC

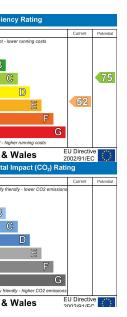
**Offers In Excess Of £110,000**

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***The Agent that goes the Extra Mile***





## DIRECTIONS

From the Pembroke Office head out of town along the Upper Lamphey Road and follow the road into the village of Lamphey. After passing the church on your left turn right and then immediately left signposted towards Freshwater East. Enter the village and turn right onto Trewent Hill. Turn left into Devon Court and the property will be found on the ground floor. What/Three/Words://fuel.niece.record

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.

