



Chart House St. Marys Street, Tenby, SA70 7HN

£775,000



An impressive Grade-II townhouse nestled inside the Medieval Town Walls on a desirable but quiet cobbled street. This property boasts five spacious bedrooms, two reception rooms, open plan kitchen/dining area, and two bathrooms. With a separate attic TV room, there is ample space for the whole family to enjoy.

Recently refurbished throughout, the high-quality finish of this townhouse is immediately apparent, with an array of stylish features including underfloor heating, feature sash and bay windows, and original staircase.

Located in the vibrant town centre, you'll have easy access to a variety of shops, restaurants, and amenities at your door step. With the Paragon Gardens and beach just 100m away at the end of the road, Chart House lets you enjoy the best of what Tenby offers.

EPC rating to be confirmed.

<https://www.charthousetenby.co.uk/>



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Townhouse Set Over 5 Floors**
 - **Quality Finish Throughout**
 - **Private Courtyard**
 - **100m from the Seafront**
- **Partial Sea Views from Bay Windows**
- **Beautifully Presented**
 - **Underfloor Heating**
 - **Spacious Rooms**
- **Sought After Location**

Sitting Room (Ground Floor) 13'5" x 10'2" (4.1 x 3.1)

A cosy ground floor sitting room with underfloor heating and sash window to front, with shutters. There is a gas coal fire and ornamental fire surround and mantle. The room has a storage cupboard (under stairs), and modern Dimplex Quantum RF storage heater.

Kitchen / Dining Room 14'1" x 6'2" / 14'9" x 10'5" (4.3 x 1.9 / 4.5 x 3.2)

Stylish and bright kitchen with a range of wall and base units, with underfloor heating, tiled flooring and splash back, gas hob, integrated Bosch appliances (dishwasher, washing machine, oven, fridge/freezer), and plenty of natural light through the rear window and skylight above. A door leads out to the rear courtyard.

The spacious dining room opens through to the kitchen and has underfloor heating, plus ample room for a family style table and chairs. There is also an understairs storage cupboard, and a 2nd storage cupboard housing the modern Gledhill water heater.

Hall / Porch

The entrance porch and hallway leads through to the dining room and staircase, and has underfloor heating, and space for shoes and coats.

Lounge 13'1" x 13'1" into bay (4 x 4 into bay)

The first floor lounge boasts a sash bay window with shutters, offering views down St Mary's Street towards the sea. The room has a coal gas fire and modern Dimplex Quantum RF storage heater.

Master Bedroom 13'1" x 13'1" (4 x 4)

Spacious 2nd floor bedroom with sash bay windows and shutters with glass safety screen. This window offers views towards the sea over St Mary's Street and the Paragon. The room has wood flooring, and a Dimplex electric panel heater.

Bathroom 1 8'2" x 5'6" (2.5 x 1.7)

Mostly tiled bathroom suite comprising wc, pedestal sink, bath with hand shower over, heated towel rail, extractor fan and ceiling spotlights with uPVC sash window to rear and underfloor heating.

Bedroom 2 10'9" x 9'10" (3.3 x 3)

Good sized double bedroom with uPVC sash window to rear, with ceiling and wall lights.

Bedroom 3 11'1" x 10'9" (3.4 x 3.3)

Good sized double bedroom (currently used as a twin room) with uPVC sash window to rear, with ceiling and wall lights.

Bathroom 2 6'6" x 5'2" (2 x 1.6)

2nd floor bathroom, mostly tiled, with wc, pedestal sink, heated towel rail, bath with hand shower over, extractor fan, towel radiator, and ceiling spotlights.

Bedroom 4 + wc 14'1" x 10'9" (4.3 x 3.3)

3rd floor double bedroom with uPVC sash window to rear, and modern Dimplex electric heater. Door opens to cloakroom with wc and pedestal sink.

Bedroom 5 13'5" x 10'9" (4.1 x 3.3)

3rd floor family room with ceiling spotlights and timber sash window to front.

Attic TV Room 13'8" x 8'5" to beams (4.19m x 2.59m to beams)

Steps lead up into the room, with large velux window, 2x light points, and electric points for TV etc.

Courtyard

To the rear is a sunny space accessed from the kitchen. There is an outside tap, space for a table etc, and room to store beach equipment and hang wetsuits etc to dry.

Please Note

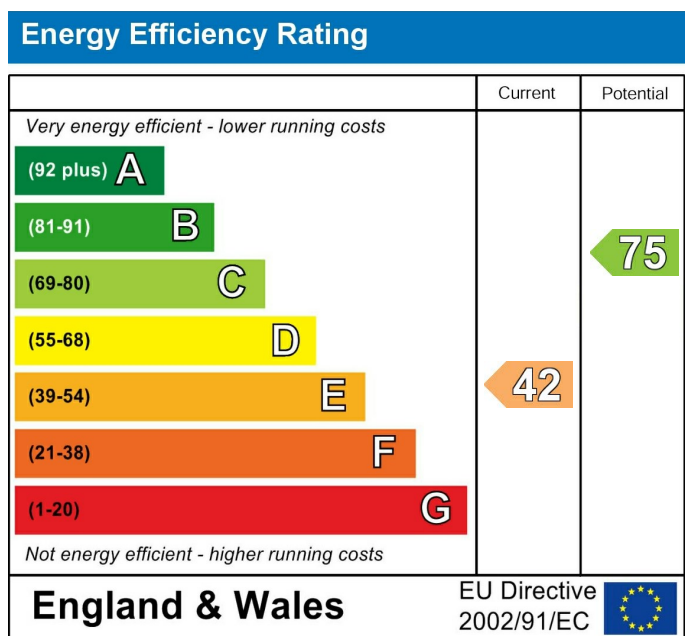
The property is currently a successful holiday let and operates on business rates

Council Tax is band G - £2882.77 for 2024/2025

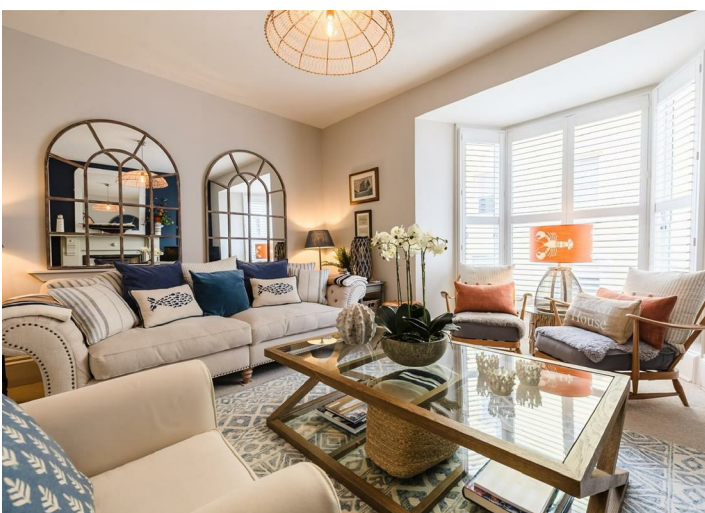
We are advised that mains water, electric, gas and drainage is connected to the property.

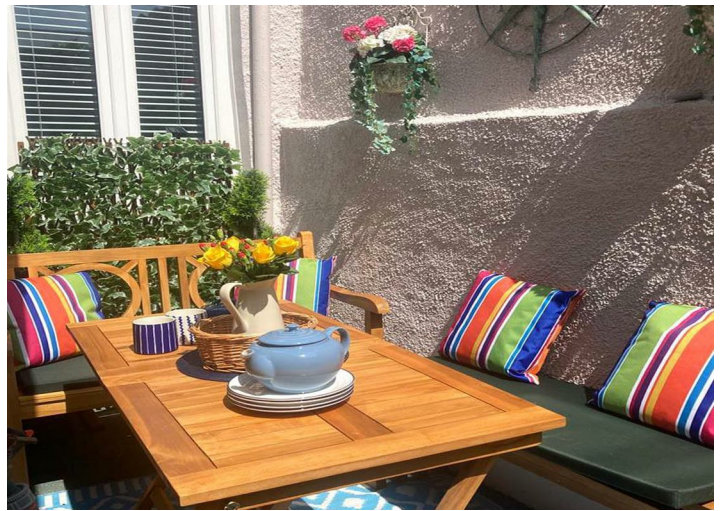
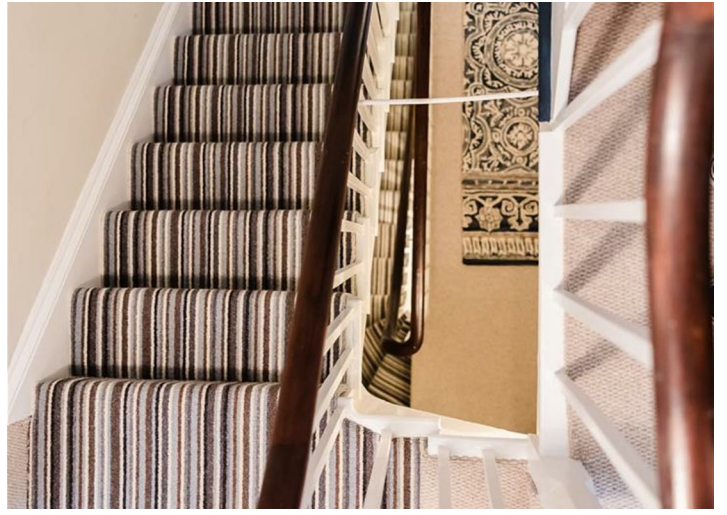
The house is heated as energy efficiently as possible, taking advantage of the economy-7 tariff with a mix of modern, app controlled, Dimplex Quantum RF electric storage heaters, underfloor heating, and wall mounted panel heaters. These units optimise energy usage, with features such as digital programmers, open window sensors, electronic room temperature controls, adaptive starts, fans, and WIFI control

The water is heated with a modern Gledhill immersion heater that can be split-boosted to make use of the lower off-peak energy tariff.









Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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