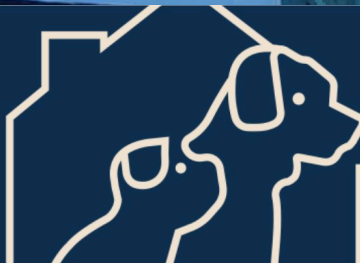




OXFORD FAMILY ESTATES  
Property Sales and Services





# West View Crescent, Chapel St Leoanrds

Reduced to £240,000

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Oxford Family Estates are excited to offer for sale a this extended "Family sized home" offering plenty of room for a good size family or someone just requiring more space and options. With 4 bedrooms one being en-suite, open plan kitchen & dining area which then flows into another large room with bi-fold doors, lounge with separate snug/playroom, a utility room and office area. Plus there's even a large workshop. This property has it all to offer, book your viewing today.

**Entrance Hallway** 2.37m x 1.66m (7'9" x 5'5")

**Open plan kitchen, diner & day room** 4.11m max x 9.14m max (13'5" x 29'11")max

**Lounge** 5.45m x 3.63m (17'10" x 11'10")

**Snug / Playroom** 3.45m x 2.41m (11'3" x 7'10")

**Utility room** 2.48m x 1.32m (8'1" x 4'3")

**Master Bedroom** 3.65m x 4.15m (11'11" x 10'4")

**En-suite** 2.11m x 1.60m (6'11" x 5'2")

**Bedroom 2** 3.74m x 3.46m (12'3" x 11'4")

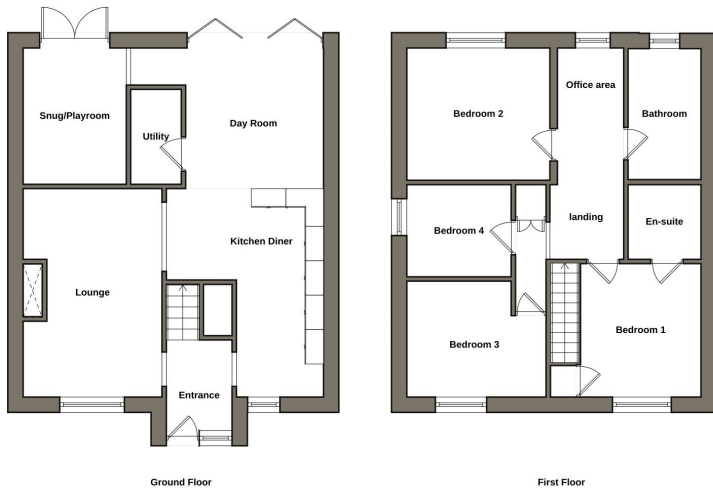
**Bedroom 3** 3.64m x 2.96m (11'11" x 9'8")

**Bedroom 4** 2.73m x 2.41m (8'11" x 7'10")

**Bathroom** 3.43m x 1.91m (11'3" x 6'3")

**Outside** Double bi-folding patio doors lead out onto the slabbed patio area and triangular garden. Alongside the length of the building runs a very large workshop with a gated passageway in between. The workshop is over 8m in length with electricity and its own shower. An ideal space for anyone with a trade or hobby!





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- 4 bedrooms: 3 double, 1 en-suite
- Open plan Kitchen & Diner
- Lounge and separate snug/playroom
- Large family bathroom
- Short walk to local primary school, village centre & the beach
- End of Terrace house
- Double bi-folding doors to patio
- Utility and office area
- large workshop with separate toilet & Shower
- Tax Band A , EPC rating D.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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