



## 32 The Woodlands, Roch, Haverfordwest, SA62 6HB

£55,000

- 2 Bedroom Semi-Detached Chalet Bungalow
- Close to Local Beaches
- Occupancy Restriction
- Countryside Location
- Ideal Holiday Accommodation
- EPC Rating E



# 32 The Woodlands, Haverfordwest SA62 6HB

A 2 bedroom semi-detached chalet bungalow with allocated parking in a countryside location close to local beaches



Council Tax Band: A



## Property

32 The Woodlands is a 2 bedroom semi-detached chalet bungalow with allocated parking offering ideal holiday accommodation in a sought after countryside location close to local beaches and within easy distance of both St David's and the county town of Haverfordwest. The Woodlands is a well-maintained purpose built holiday park in the rural hamlet of Cuffern.

The current owner has decorated and furnished the property in a colour co-ordinated mid century retro style and many of the items are available by separate negotiation.

## Directions

Follow the A477 towards St David's, turning right at the crossroads in Simpson Cross. Follow the road and after the entrance to Cuffern Manor and Cuffern Manor Cottages, the entrance to The Woodlands can be found on the right. Visitor parking is available close to the allocated numbered parking space.

The property is approached via steps and a pedestrian path to an entrance door to

## Hall

Door to

## Shower Room

Obscure glazed window. Shower cubicle with electric shower, wash hand basin and w/c.

## Kitchen/Living Room

Open plan. Range of wall and base units with work surface over. Stainless steel sink and drainer. Partially tiled walls. Carpeted living area.

## Bedroom

10'2 x 8'

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## Tenure

Leasehold - 46 years remaining on 99 year lease. No ground rent payable.

## Services

Electricity, water & drainage.

## Charges

Service charge £1011.75pa

## Restrictions

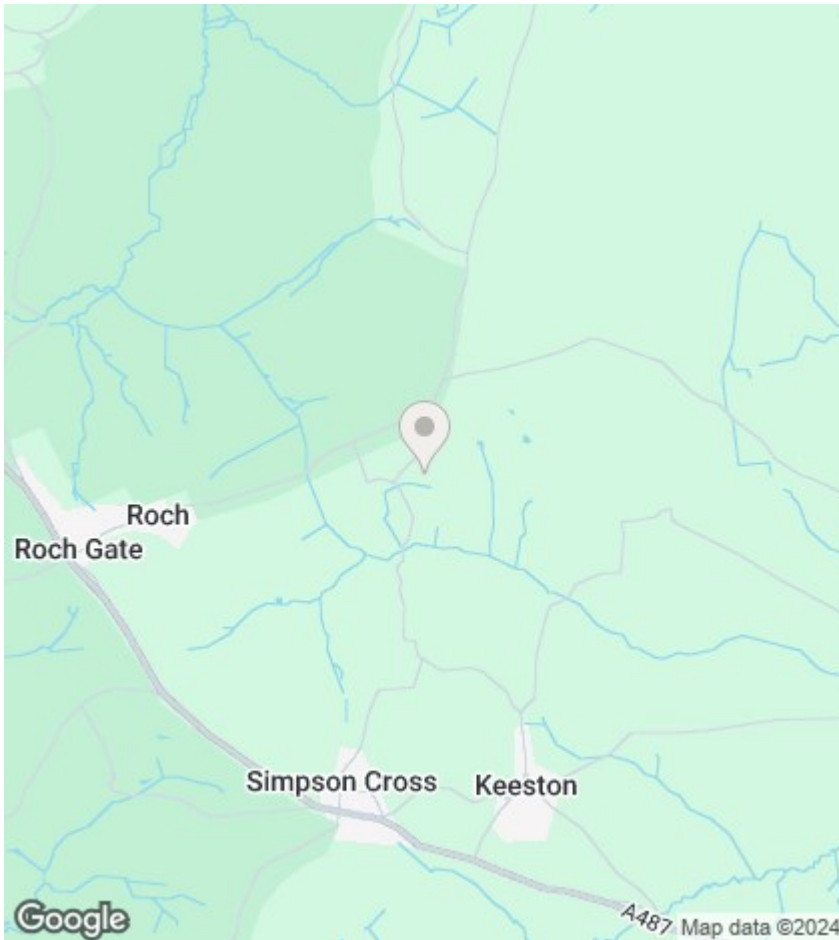
Restricted occupancy during the months of November to February limited to 1 week per month. Whilst owners of the property are permitted to keep pets, if the property is used as a holiday let there is a no pet policy for those users.


## Viewings

By appointment with Town, Coast & Country Estates Ltd

## Agent's Note

Photos are kindly provided by the vendor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



#### General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.