



CHAFFERS
ESTATE AGENTS



Bay Road

Gillingham, SP8 4EW

Offers In Excess Of
£160,000 Leasehold



AGE RESTRICTION 55 YEARS+ A TWO DOUBLE BEDROOM self contained single storey dwelling attached to The Malthouse situated in a quiet location on the edge of the town. The property benefits from gas central heating, double glazing, garden and parking. (EPC Band:- C)



DESCRIPTION

A spacious two double bedroom self contained single storey dwelling attached to The Malthouse situated in a quiet location on the edge of the town enjoying communal grounds and its own garden area. This attractive lodge offers spacious, well maintained and comfortable living accommodation which in brief comprises:- Entrance porch with door to:- a well proportioned, double aspect, open plan combined kitchen/diner/lounge with fitted floor and wall units, built in electric oven, gas hob with cooker hood over, integrated fridge, washer/dryer; hallway which has a door providing access to the care home and a door to the cloakroom; Bedroom 1 is a good sized bright and airy room with radiator, TV and telephone points; bedroom 2 is also a good size and could be used as a sitting room/separate dining room. To complete the layout is a bathroom fitted with a seated bath, separate shower cubicle, low level WC, pedestal wash and hand basin, wall cabinets and a heated towel rail.

AGE RESTRICTION 55 YEARS+

OUTSIDE

The property is approached from the lane onto a gravelled drive that meanders past The Malthouse onto a large gravelled parking area where there is a reserved parking space. A path leads from the parking area to the lodge where there is a picket gate that opens onto an enclosed garden which is gravelled for ease of maintenance. There is a ramp leading to a shed which has power making it ideal for a mobility scooter if required. To the front of the lodge are some steps rising to a communal seated area. Visitors parking is available. Also available (if desired) are all care home benefits to include:- meals, cleaning and entertainment in the communal Malthouse lounge and gardens (subject to additional fees).

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

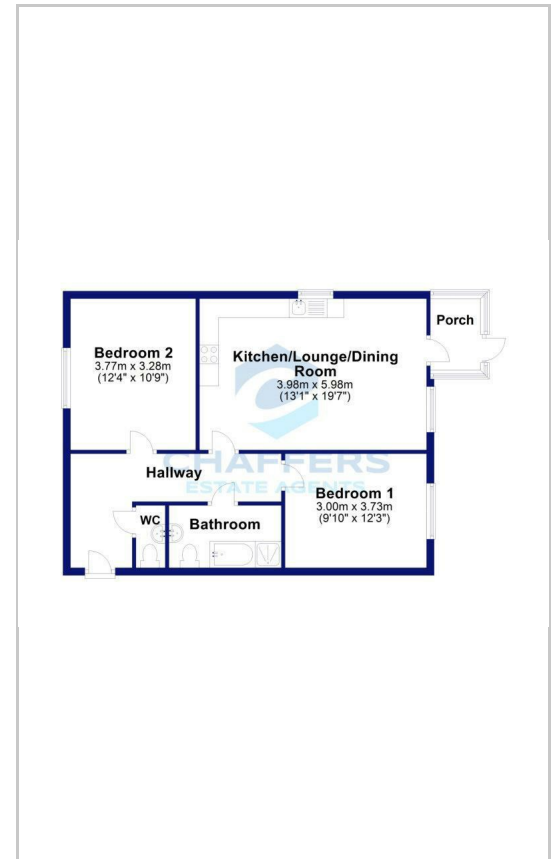
Lease details:- 99 years from 2010. There are no service charges but please note (£625.00 per month) is payable (starting in December 2023) and covers water, gas, electric and council tax.

Energy Performance Certificate: Rated: C

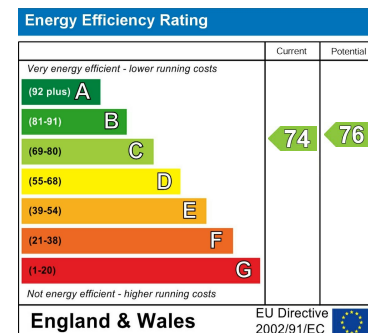
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB

Tel: 01747 822233 Email: gillingham@chaffersstateagents.co.uk www.chaffersstateagents.co.uk