



**116A Main Street, St. Bees, CA27 0AA**

**£205,000**

Situated in the coastal area of St Bees, 116A Main Street sits pretty in the heart of the Village. This delightful end terrace house boasts a modern design with two double bedrooms, perfect for a small family or professionals looking for a cosy space to call home.

The stylish open plan living area is a perfect space for entertaining guests or simply relaxing after a long day.

The property features not just one, but two sleek and contemporary shower rooms, ensuring convenience and comfort for all residents. This property offers the best of both worlds - a tranquil retreat away from the hustle and bustle, yet close enough to the beach for those leisurely strolls by the sea. Additionally, the integral garage provides ample space for parking or extra storage. Please call us on 01946 693931 to arrange a look around.



## THINGS YOU NEED TO KNOW

The property is long leasehold under the historic 999 year St Bees Lease in which there is no ground rent or service charges payable.

The property benefits from mains gas, electricity, water and drainage.

## ENTRANCE



Is via a grey composite front door into:

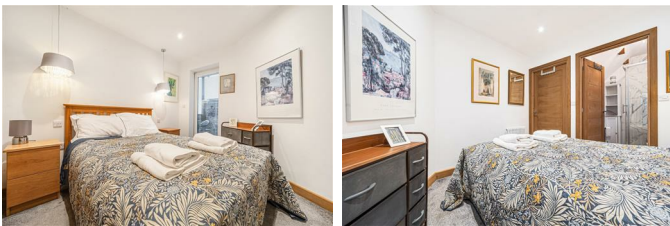
## HALLWAY

Internal door leading into garage, further doors lead to the bedrooms and shower room. Radiator, under stair storage cupboard, oak and glass staircase leading to the first floor.

## GROUND FLOOR

### BEDROOM 1

10'2" x 8'9" (3.12 x 2.69)



Double in size with radiator and a UPVC glazed door leading to the decked seating area. Door leading to:

## EN-SUITE SHOWER ROOM



Three piece suite comprising of walk-in shower, WC and wash hand basin. Wall tiling, extractor fan and double glazed window. Laminate flooring and heated towel rail.

### BEDROOM 2

10'4" x 8'9" (3.17 x 2.67)



Double in size with front aspect double glazed window and radiator.

## SHOWER ROOM



Three piece suite comprising of walk-in shower cubicle, WC and wash hand basin with mixer tap and tiled splashback. Ceiling with spotlights, engineered oak flooring, double glazed window, and extractor fan.

## FIRST FLOOR

### OPEN PLAN, KITCHEN LOUNGE AND DINER

31'2" x 13'10" (9.50 x 4.22)



### LOUNGE AND DINING AREA



With sandstone feature wall, electric fire and engineered oak flooring throughout with central ceiling beam adding to the traditional style of the property. Glazed UPVC door leading to the balcony and front aspect window. Ample space for dining table and chairs.

### KITCHEN AREA



With a range of black wall and base units and complementary

work surfaces. Integrated appliances include induction hob, electric oven, microwave, wine cooler, separate fridge and freezer and dishwasher. A breakfast seating bar is integrated within the kitchen.

## EXTERNALLY



Decked area leading from bedroom one, as well as:

### BALCONY

7'10" x 7'8" (2.41 x 2.34)



Leading from lounge area, there is a spacious place to enjoy the St Bees views.



## GARAGE

15'3" x 8'7" (4.67 x 2.62)



Single in size and can be accessed via an internal door from the ground floor of the property or via an up-and-over manual door accessible from the front.

## DIRECTIONS

The property is best approached travelling South from Whitehaven on the B5345 into the village of St Bees past the Public School on the left hand side and over the railway line continuing onto the Main Street, the property is located half way along the street on the right hand side.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that the Council Tax for this property is to be confirmed.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

\*Please note these details have yet to be approved by the vendors.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

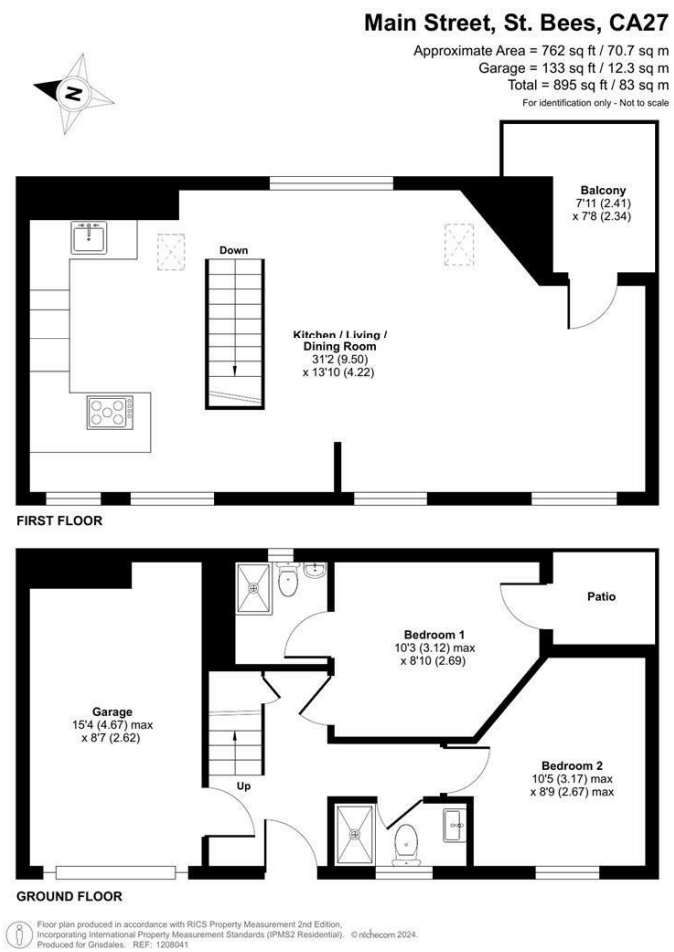
## MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

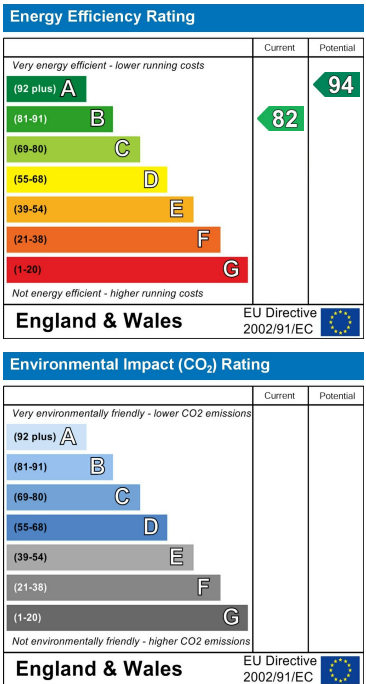
Floor Plan



Area Map



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.