



**70 Cobblestone Drive**  
**Barbados BD 15018**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Asking Price £245,000

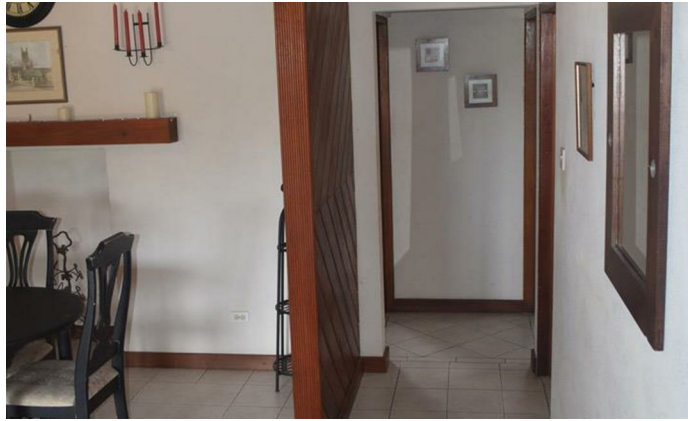
(Price based on an exchange rate of 2.59 Bajan Dollars).

Spacious 3 bedroom, 2 bathroom bungalow, comprising of 2,958 sq. ft. over the ground floor and basement area, and a good size garden.

The Providence Terrace residential subdivision is located to the south east of Providence Methodist Church. Approx. 5 minutes drive from the beach.

This would make an ideal holiday home/investment opportunity.





## 70 COBBLESTONE DRIVE

This is a well maintained bungalow which was built in 2005 being approximately a five minute drive from Oistins and Miami beach. There are wrought iron railings on the windows and external door openings. A solar water heating system, and the property is enclosed with a secure chain link wire fence. It offers spacious accommodation and is set on a large plot with potential to add a plunge pool.

This property would be perfect for a family home or holiday let.

## ACCOMODATION

Three bedroomed detached bungalow and comprises of an entrance patio, living room, dining room, kitchen, master bedroom with en-suite bathroom, two further bedrooms and master bathroom. The ground floor is approximately 2,202 sq. ft. with a further basement area amounting to 756 sq. ft. There is a back patio, and extensive garden space. The total gross area amounts to approx. 7,430 sq. ft.

## LOCATION

Located in south east of Providence Methodist Church, south of Balls Plantation: west of Pilgrim Road

and north of Gibbons and is approximately a 5 minute drive from Oistins and Miami Beach.

## BARBADOS

Is a charismatic island with a unique charm and warmth, miles of powdery, white sandy beaches, year-round sunshine and sea breezes, a rich and fascinating history, and some of the friendliest people in the world. With a refreshing mix that goes beyond the usual visitor criteria of sun, sea and sand.

Scratch the surface and discover a proud heritage and vibrant culture, fascinating natural environment, a romantic wedding and honeymoon destination or family holiday, savvy tax-free shopping, unique local art and craft, water sports, golf courses, elegant dining or lively nightlife. The best part about Barbados is that there is something for everyone and can be as busy or relaxing as you please.

Barbados is the most easterly island in the Caribbean island chain, with the Atlantic Ocean to one side and the Caribbean Sea to the other.

Property in Barbados is some of the most sought after in the CARIBBEAN, both for INVESTMENT PURPOSES AND FOR THOSE LOOKING FOR HOLIDAY HOMES.

## RENTAL/INVESTMENT OPPORTUNITY

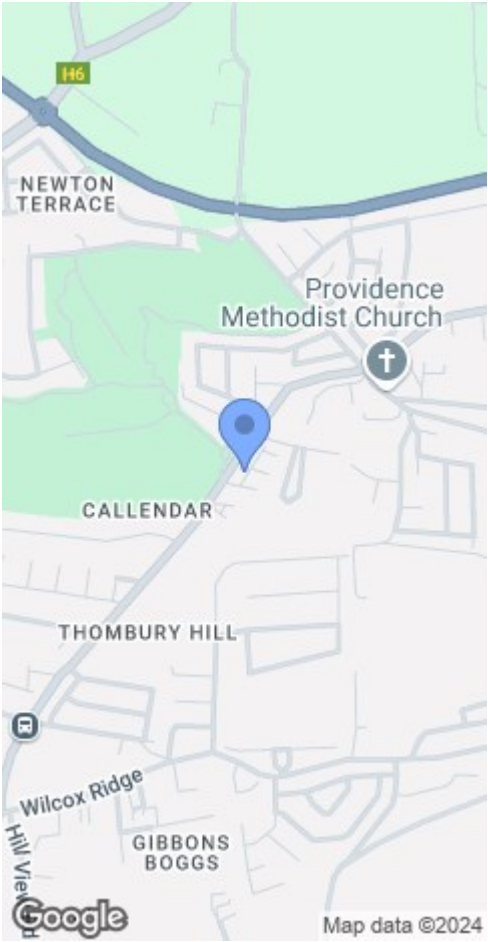
This property would make an ideal rental opportunity as well as a holiday or family home

For Further information- Please contact Caroline Bonell at STEVE GOOCH ESTATE AGENTS LTD ON +441531 822829 or email: [caroline.bonell@stevegooch.co.uk](mailto:caroline.bonell@stevegooch.co.uk).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
49-54 <b>E</b>		
41-50 <b>F</b>		
35-40 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
92 plus <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
49-54 <b>E</b>		
41-50 <b>F</b>		
35-40 <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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