



West View Cambois

- Stunning Three Bedroom House
- Fully Refurbished
- Fabulous Large Rear Garden
- Off Street Parking
- Close To The Beach

Asking Price £ 130,000



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ROOK
MATTHEWS
SAYER

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West View

Cambois

PROPERTY DESCRIPTION

ENTRANCE

UPVC door

ENTRANCE HALLWAY

Stairs leading to first floor landing

LOUNGE 15'27 (4.62) X 11'86 (3.56) maximum measurements into recess

Double glazed window to front, single radiator

KITCHEN 11'62 (3.51) X 8'98 (2.67)

Double glazed window to rear, double radiator, range of wall, floor and drwr units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge/freezer, plumbed for washing machine

SUN ROOM 11'3 (3.43) X 9'52 (2.87)

Double glazed windows and door leading to rear garden

BEDROOM ONE 15'39 (4.65) X 9'91 (2.97) minimum measurements excluding recess

Double glazed window to front, single radiator

BEDROOM TWO 10'81 (3.25) X 9'32 (2.82) maximum measurements into recess

Double glazed window to front, single radiator

BEDROOM THREE 8'95 (2.6+7) X 7'40 (2.24)

Double glazed window to rear, single radiator

BATHROOM

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to side, single radiator

FRONT GARDEN

Gravelled

REAR GARDEN

Low maintenance, part laid to lawn, part gravelled

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



The Property
Ombudsman