



Talisman Way South Shore

- Sought After Modern Development Close to Beach!
- Beautifully Presented Detached Family Home
- Lounge with Feature Bay Window
- Contemporary Dining Kitchen, Conservatory
- Separate Utility Room, Downstairs Cloaks/wc.
- Three Double Bedrooms, En-Suite
- Enclosed, Improved Garden, Rear Drive and Garage

£ 205,000

EPC Rating: C



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Talisman Way, South Shore

Double Glazed Entrance Door to:

ENTRANCE HALLWAY:

Spacious hallway, double glazed window, radiator, tiled floor, spindle staircase to the first floor, coving to ceiling, storage cupboard

LOUNGE: (front): 15'0 x 12'11, (4.57m x 3.94m),

Well presented family lounge, with measurements into double glazed bay window, radiator, coving to ceiling

DINING KITCHEN: (rear): 17'11 x 12'7, (5.46m x 3.84m),

Into recess, a contemporary range of base, wall and drawer units, fitted worktops, integrated electric oven, hob and cooker hood, tiled splashbacks, tiled floor, spotlights to ceiling, radiator, door to utility room, double glazed French doors to conservatory

CONSERVATORY: 11'4 x 8'1, (3.45m x 2.46m),

Enjoying views of the rear garden, double glazed French doors opening out, electric heater and tiled floor

UTILITY ROOM: 5'10 x 5'6, (1.79m x 1.8m),

Modern fitted worktop with single drainer sink unit with hot and cold mixer taps, tiled floor, plumbed for automatic washing machine, tiled splashbacks, central heating boiler, radiator, double glazed window, door to side garden

FIRST FLOOR LANDING AREA:

Loft access, we have been advised by the seller that the loft has been part boarded

BEDROOM ONE: (rear): 11'1 x 10'8, (3.38m x 3.25m),

Attractive sliding mirrored robes, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM:

Modern en-suite comprising of shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, radiator, modern tiling, double glazed window

BEDROOM TWO: (rear): 9'9 x 9'8, (2.97m x 2.95m),

Radiator, double glazed window, coving to ceiling

BEDROOM THREE: (rear): 9'11 x 7'11, (3.02m x 2.41m),

Radiator, double glazed window, coving to ceiling

FAMILY BATHROOM:

Modern white suite comprising of bath, chrome shower, pedestal washbasin, low level w.c with push button cistern, radiator, double glazed window, high gloss tiled floor, coving to ceiling

EXTERNALLY:

Enclosed rear garden with patio, lawn and borders, gated access to rear drive and garage, front garden

TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

BL00009096/AI/JC/20/07/2020/V1



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