



**Little Bobbins, 1 Winifred Place,
Saundersfoot
OFFERS IN REGION OF £265,000**

- **Charming Semi Detached Cottage**
- **Two Bedrooms, 1 Bathroom**
- **Beautifully Presented Throughout**
- **Ample Off Road Parking**
- **Garden, Deck & Patio**
- **Walking Distance To Saundersfoot Village**
- **Ideal Holiday Let Or Investment**
- **EER - F**

THE PROPERTY

Little Bobbins is a delightful semi detached cottage ideally located within a fifteen minute walk of the beautiful coastal resort of Saundersfoot with its beautiful sandy beaches, working harbour, boutiques, bars and restaurants. The immaculately presented accommodation comprises Lounge, Kitchen/Dining Room and Shower Room on the Ground Floor, and Two Double Bedrooms on the First Floor. Externally there is a private mature garden with a deck and patio, and driveway parking for up to four cars. The property has the added benefits of LPG central heating, uPVC double glazing and photovoltaic solar panels. Little Bobbins is a successful holiday letting business and offers an excellent investment opportunity.

AGENT'S NOTE

Please note this property has existing bookings arranged until September 2021 with Syke's Holiday Cottages, which must be honoured.

KITCHEN/DINING ROOM

15' 6" x 13' 2" (4.72m x 4.01m)

L shape room. Enter through multi pane glazed French doors with fanlight above off the decked area. Windows to both sides and two to front. Breakfast bar with space for 2 stools. Fitted with a range of modern base units with matching worktop. Inset sink and drainer with mixer tap over. Integral 2 ring LPG hob and separate electric induction hob with glass fronted extractor above. Integral electric oven. Integral dishwasher. Space and connection for washing machine and free standing American style fridge freezer. Wall mounted Vaillant LPG combi boiler. Laminate flooring.



DINING AREA

Ample space for family size dining suite. Doorway to Lounge.



LOUNGE

21' 4" x 13' 2" (6.5m x 4.01m)

Two windows to front. Stairs to first floor. Engineered oak flooring.





SHOWER ROOM

6' 8" x 4' 11" (2.03m x 1.5m)

Frosted window to side. Fitted with matching modern suite comprising WC and pedestal wash hand basin. Electric shower in glazed enclosure. Part tiled walls. Laminate flooring.



FIRST FLOOR LANDING

Doors to all rooms. Loft hatch. Engineered oak flooring.

BEDROOM 1

13' 1" x 8' 11" (3.99m x 2.72m)

Two windows to side. Exposed wooden beams. Engineered oak flooring.



BEDROOM 2

10' 9" x 10' 5" (3.28m x 3.18m)

Windows to side and front. Exposed timber beams and high pitched ceiling. Engineered oak flooring.



EXTERNALLY

The property is approached over a driveway which provides ample off road parking for four cars, which could also accommodate a caravan or boat. There is an enclosed garden to the side which is mostly laid to lawn with mature shrubs and trees, a paved patio and a deck; a wonderful spot to enjoy al fresco dining and relaxing. A timber shed with power connected and a greenhouse are also included in the sale.



DRIVEWAY

A gated driveway to the side provides off road parking for up to four cars.



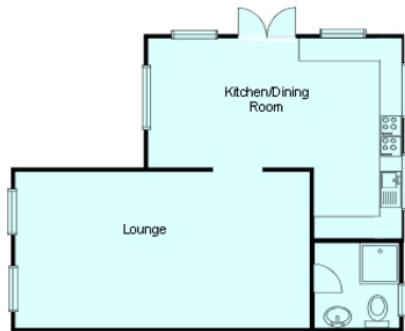
PHOTOVOLTAIC PANELS

The property is fitted with leased photovoltaic panels, which we are advised provide free electricity during daylight hours. The term for which the panels are leased is 25 years and 3 months from October the 10th 2011.

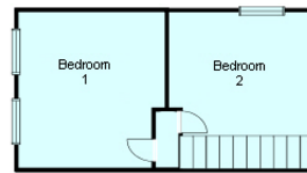
DIRECTIONS

Take the A478 from Tenby for 4 miles to Pentlepoir. Turn right for Saundersfoot at the mini roundabout onto Station Road, the entrance to Winifred Place will be found after 750 yards on the right hand side, just after the "bend in the road" sign. "Little Bobbins" is signposted on a large wooden gate.

FLOOR PLAN



Ground Floor
For illustrative purposes only, not to scale.



First Floor
For illustrative purposes only, not to scale.

ENERGY PERFORMANCE GRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	38 F
1-20	G		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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.