



Reydon, Southwold

Guide Price £525,000

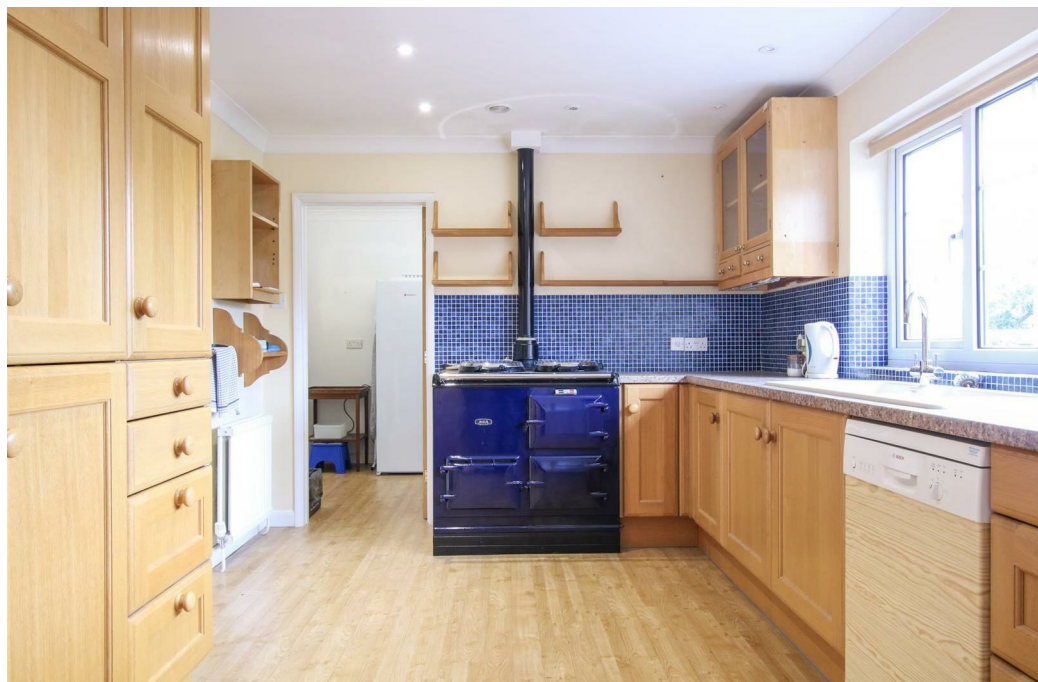
- No Onward Chain
- Large Garden
- Large Utility Room
- Gas Central Heating
- Master Suite
- Shop & Bus Stop Close By
- Double Glazing
- Kitchen with Aga
- EPC - D

Covert Road, Reydon

A spacious individual detached bungalow standing in large private gardens in this ever popular coastal village. The village of Reydon is just one mile from the renowned coastal town of Southwold, occupying a prominent position on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Set around numerous greens, the town offers an excellent range of shops, golf and sailing clubs and a unique small cinema. Reydon has two general stores, an excellent hotel/public house and a well established bowls club. The surrounding area is renowned for its beautiful countryside and coastline.



Council Tax Band: E



DESCRIPTION

A remarkably spacious individual detached bungalow, situated in this excellent location a few paces from a bus stop and the village shop. Set back from the road behind a high screening hedgerow, this well presented property stands in a large private garden with a wealth of shrubs, trees, flowering plants and a raised paved patio area overlooking the pond and garden. A driveway provides ample off road parking and access to the single attached garage. A further store/garden workshop can be found at the far end of the garden. The accommodation with gas central heating and double glazing features:

ACCOMMODATION

ENTRANCE HALL

Cloaks cupboard. Airing cupboard and further cupboard with gas central heating boiler.

SITTING ROOM

Brick fireplace with timber mantle and surround. Patio doors open to a raised pave terrace over looking the pond and garden. An archway opens to:

DINING ROOM

Patio doors open to:

GARDEN ROOM

Windows over looking the garden and side entrance door.

KITCHEN

Fitted with a range of base and wall cupboards providing ample storage. Work surfaces and twin bowl sink unit. Gas fired Aga. Plumbing for dishwasher. Window over looking the driveway and front garden.

UTILITY ROOM

Fitted range of storage cupboards, plumbing for washing machine. Window and entrance door opening to the driveway. Door to garage.

REAR LOBBY

Window and entrance door to the garden.

CLOAKROOM

Suite comprising WC and hand basin. Opaque window.

PRINCIPAL BEDROOM

Large dressing/sitting area with wardrobes. Window to side and opening to the bedroom with three windows over looking the garden.

ENSUITE

Coloured suite comprising panel bath, hand basin and W.C. Wall tiling and heated towel rail. Opaque window.

BEDROOM

Window over looking the front garden. Built in wardrobe.

BEDROOM

Window over looking the front garden. Fitted wardrobe.

SHOWER ROOM

Floor drain shower, hand basin with storage and WC. Wall tiling, heated towel rail and opaque window.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20522/RDB.

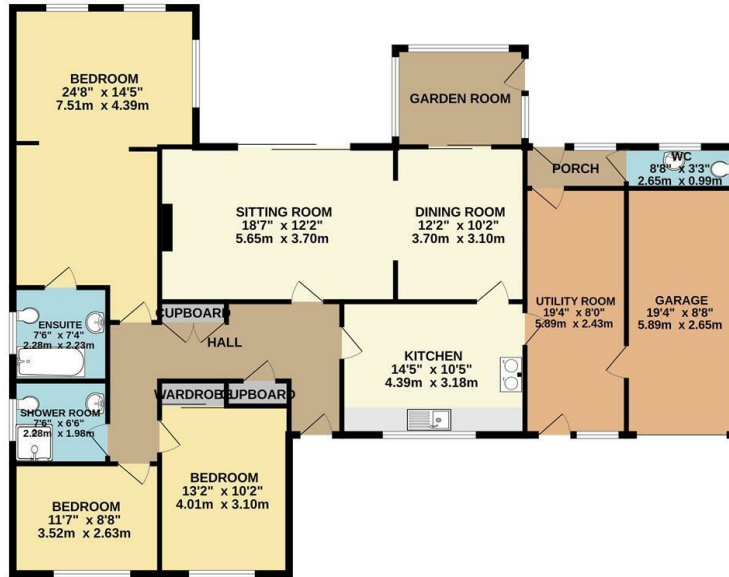
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

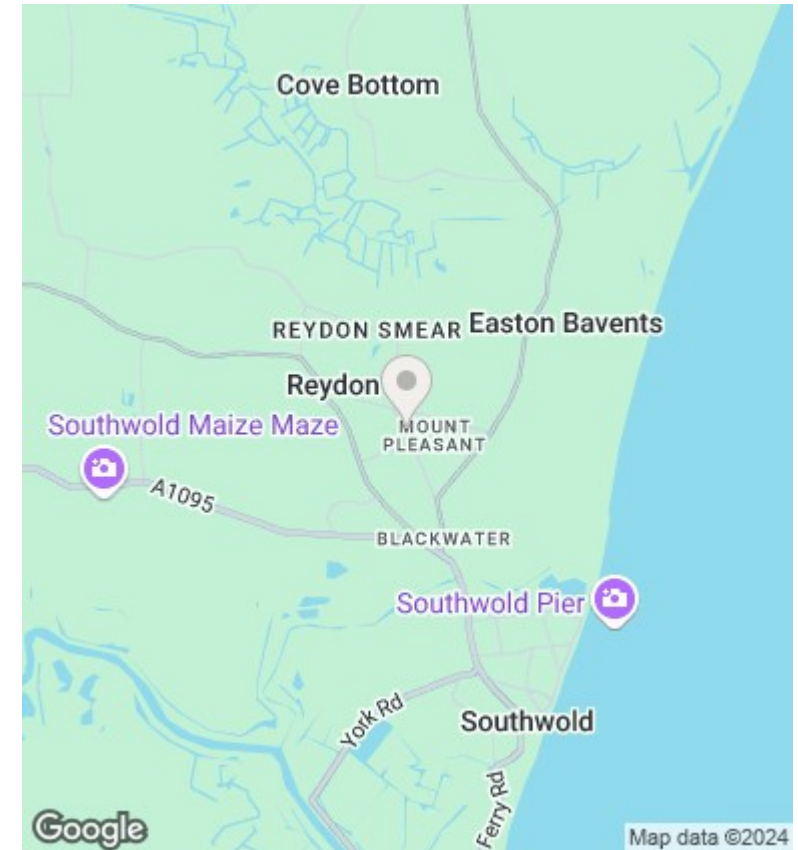




GROUND FLOOR
1752 sq.ft. (162.8 sq.m.) approx.



TOTAL FLOOR AREA: 1752 sq ft. (162.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating
The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com