



10 TIBBYS WAY
SOUTHWOLD, IP18 6GL



10 Tibbys Way is a well presented house situated in the popular seaside town of Southwold

This contemporary end terrace cottage, designed and built to a high standard less than 20 years ago, offers both practical and spacious accommodation. Ideally situated in a secluded and peaceful position, this desirable two bedroomed property is currently a successful holiday let but would make an ideal second home for anyone seeking a peaceful retreat in central Southwold that they could walk straight into and enjoy at any time of the year.

You enter the property into the open plan kitchen/diner/sitting room, providing a flowing atmosphere, an ideal entertainment space for all to enjoy. The ground floor also provides access into the rear courtyard via the sitting room door, a great feature to enjoy in summer months and perfect for alfresco dining. The ground floor accommodation is finished with W/C and plenty of built in storage space.

Stairs to the first floor landing lead to two double bedrooms and family bathroom. Completing the offering

is an off road parking in carport situated just outside of the property.

Tibbys Way is located just off the High Street of Southwold and provides a highly convenient yet private environment.

A picturesque and thriving market town, often described as the 'Best Seaside Town', Southwold is dotted with independent boutiques and shops, a thriving independent cinema and an excellent variety of restaurants and cafes. The town hosts annual festivals and there are a number of clubs and facilities catering for sporting interests.

EPC- TBC

TENURE- FREEHOLD

SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

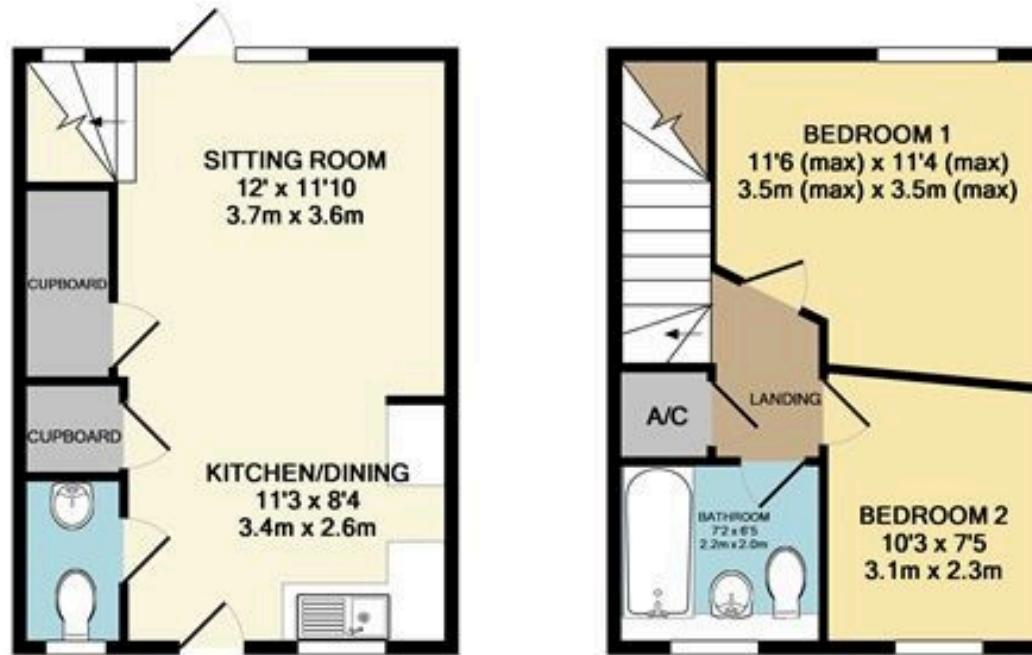
East Suffolk Council





OFF ROAD
PARKING

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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