



SANDPIPER

12

12 WYMERING ROAD

SOUTHWOLD, IP18 6AG



Sandpiper is a well presented quintessential property, situated in the popular market town of Southwold.

The property has been well loved and maintained and provides an ideal seaside escape in the heart of the Town and boasts original character features from 20th century.

You enter the property via a convenient storm porch which leads into the hallway, providing access to all main rooms of the home. Situated to the front of the home is a good size sitting room with large window, a lovely light and airy space. Beyond this is a dining room with double doors leading into a conservatory, which provides further access into the courtyard garden, ideal for alfresco dining. Positioned to the rear of the home is a nicely presented kitchen with garden access and the ground floor is finished with a W/C. Stairs to the first floor lead to three bedrooms, the principal bedroom with built in storage space and bedroom 2 which overlooks the rear also has built in storage. The single bedroom overlooks the front. The first floor is completed with family bathroom and separate W/C.

The property additionally benefits from a nice sized paved front

garden with feather board fence and private enclosed rear courtyard garden. The property has been used as a successful holiday let for several years and would also work well as a second or permanent home.

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.

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council.

SERVICES

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

TENURE -FREEHOLD





ENCLOSED
COURTYARD





FLOOR PLAN

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 sq.m.) approx.

Whilst 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 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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CONTACT US

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