



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.

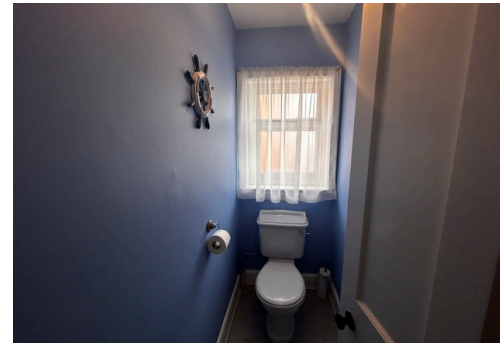
#### SERVICES

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







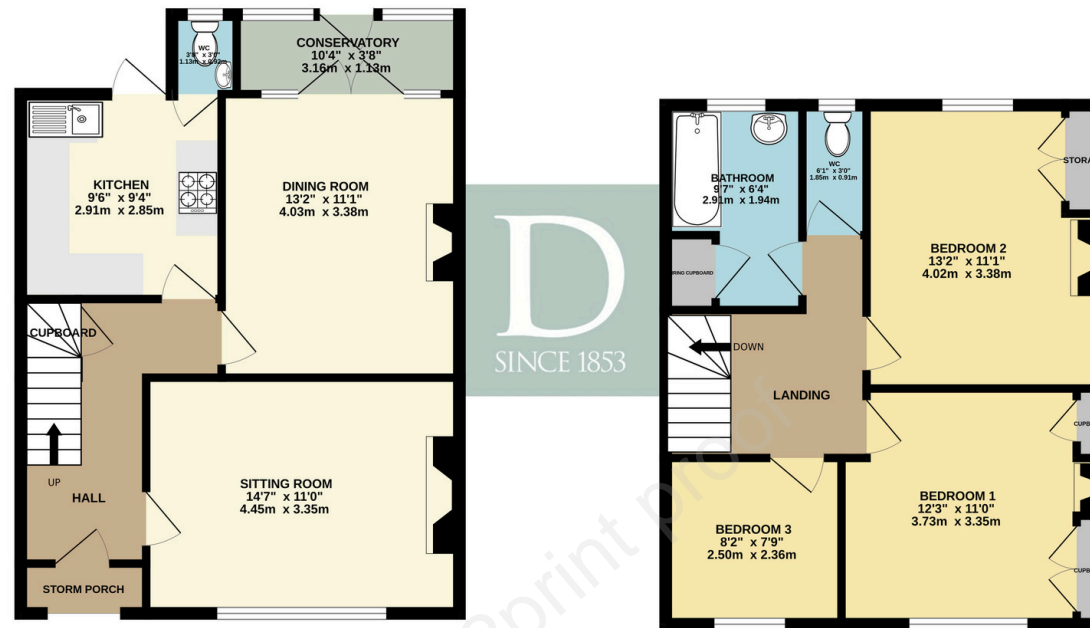




## FLOOR PLAN

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

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



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 98 High Street, Southwold,  
Suffolk, IP18 6DP

Tel : **01502 723292**  
Email : **southwold@durrants.com**

