



1 SIMONS PATH
SOUTHWOLD



A beautifully presented mews house situated in the heart of the coastal town of Southwold, with views towards the church and over Tibby's green.

This light and inviting contemporary house offers open plan living and would be ideally suited to both permanent and holiday occupation.

Entering through the front door you are welcomed into the light, triple aspect Kitchen/Dining/Sitting Room. The modern kitchen provides stylish base units and shelving along with integrated oven and hob and space for washing machine, with whitewashed wood effect Karndean flooring throughout the ground floor enhancing the feeling of light. The sitting room offers a comfortable seating area and boasts views over Tibbys Green and French doors provide access to the south facing terrace. The ground floor accommodation is completed with two storage cupboards and a useful cloakroom.

Stairs from the sitting room lead to the first floor landing, a storage cupboard and the two double bedrooms both of which have lovely views to either the Church tower and Tibbys Green. The family bathroom, which has a rain head shower over the bath, is attractively decorated.

The property is approached along a pathway through a low level gate into the front garden. To the rear, the terrace offers a seating area for socialising and al-fresco dining. There is a high level gate leading to an area of garden adjoining the green.

Agents Note: There is a right of way in favour of the neighbouring property across the rear and side garden of number 1. To date, these rights have rarely been exercised but still remain.

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)

EPC - D

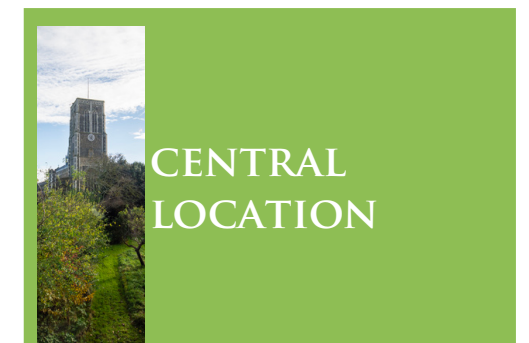
LOCAL AUTHORITY

East Suffolk Council - not currently registered for Council Tax

VIEWINGS

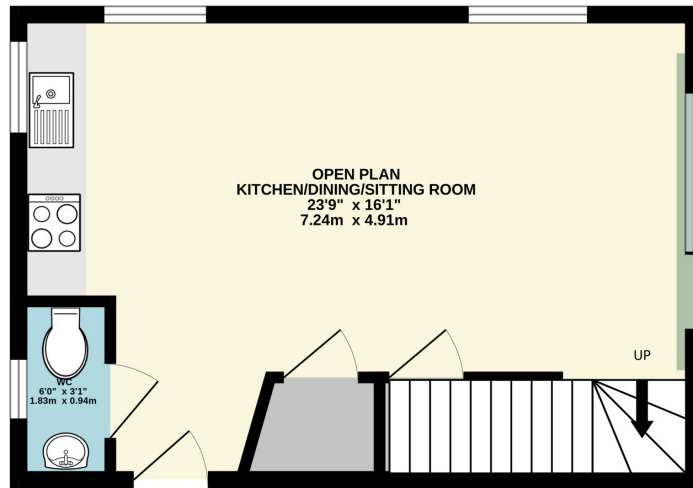
Strictly by appointment with the agent's Southwold Office



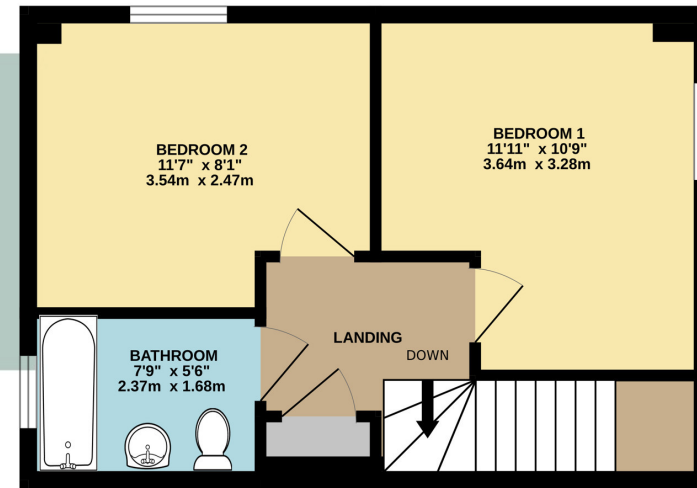


FLOOR PLAN

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.6 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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