



Fulmar Road

£260,000

- Freehold Upon Completion
- Garage to the Rear
- No On Going Chain
- Council Tax - Band D
- EPC Rating: C



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About the property

Sold with freehold upon completion and with no on going chain. Located within a short distance of the blue flag award winning beach at Rest Bay.

Entrance porch, lounge/dining room with windows to the front and sliding doors to the rear garden and wooden flooring plus fire surround. The study is at the front of the property and also has wooden flooring. The kitchen has a range of units and space for appliances. On the first floor there are three good sized bedrooms along with a wet room and cloakroom.

Externally there is a garden to the front with lawn and an enclosed rear garden with lawn and planting. At the rear of the property there is a garage,





Accommodation

Entrance Porch

Lounge/ Dining Room

24' Maximum x 10' 6" Maximum (7.32m Maximum x 3.20m Maximum)

Study

8' 9" Into Recess x 8' 1" (2.67m Into Recess x 2.46m)

Kitchen

8' 9" x 8' 7" (2.67m x 2.62m)

Inner Hallway

Landing

Bedroom One

13' 8" x 9' (4.17m x 2.74m)

Bedroom Two

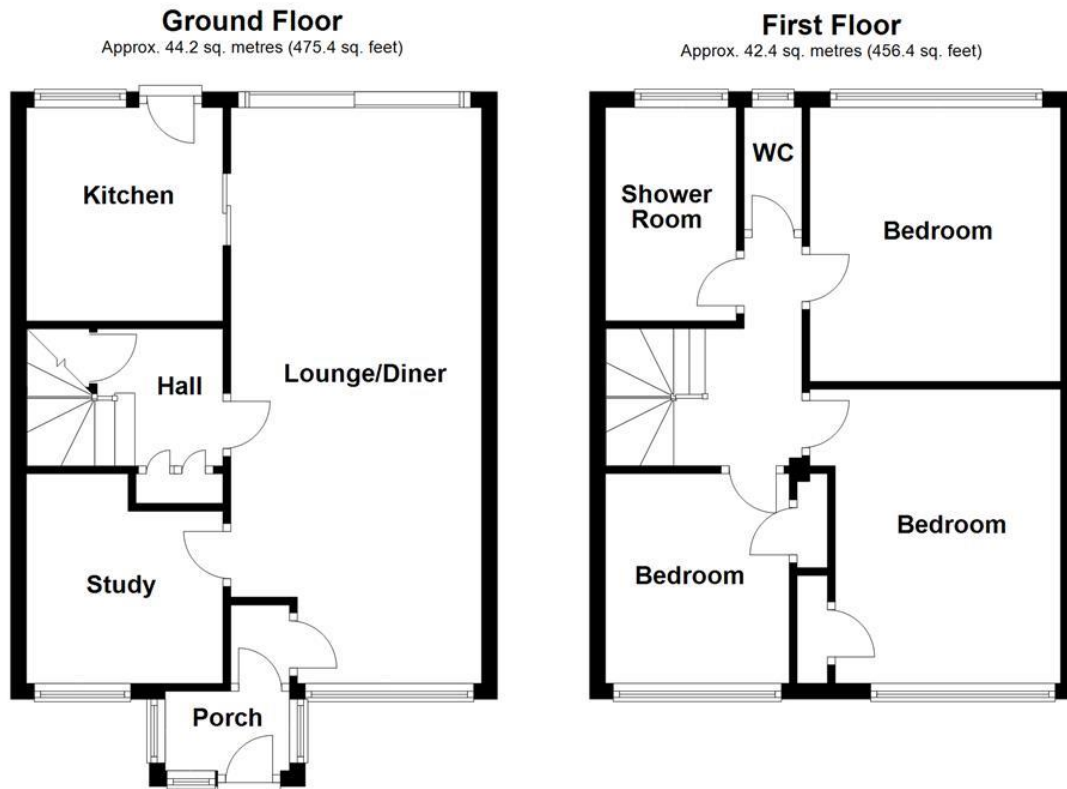
10' 8" x 11' 5" (3.25m x 3.48m)

Bedroom Three

9' x 7' (2.74m x 2.13m)

Wet Room & Cloakroom

Floorplan



Total area: approx. 86.6 sq. metres (931.8 sq. feet)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.