



## Mount Pleasant, £350,000

- UNIQUE TO AREA - LARGER THAN AVERAGE WRAP AROUND GARDEN
- LARGE FAMILY HOME - SEVERAL RECEPTION ROOMS
- CLOSE TO TOWN CENTRE, SHOPS, PARKS, TRAIN STATION
- Council Tax Band - D
- 4 BEDROOMS
- EPC Rating: Awaiting



 4  1  3



## About the property

UNIQUE TO AREA - LARGE VICTORIAN FAMILY HOME  
- SEVERAL RECEPTION ROOMS - LARGER THAN AVERAGE GARDEN. Close to local amenities; doctors surgery, popular school catchment, easy access to link roads lading to M4 corridor, public transport routes, supermarkets, town centre shopping facilities.

## Accommodation

### Entrance Hall

**Lounge** 14' 6" x 12' 6" ( 4.42m x 3.81m )

Feature fire place, carpet, bay window, picture rail and coving, ceiling rose

**Reception Room** 11' 4" x 14' 4" ( 3.45m x 4.37m )

Picture rail, coving, ceiling rose, French doors to garden, feature fire place.

**Dining Room** 12' 2" x 13' 5" ( 3.71m x 4.09m )

Original tiles, window to side. Picture rail, coving, feature fireplace.

**Kitchen** 12' 3" x 9' 8" ( 3.73m x 2.95m )

Window to side, tiled floor, integrated dishwasher, double oven.



**Utility Room** 8' 10" x 10' 9" ( 2.69m x 3.28m )

Tiled floor, door to rear garden, window.

**Cloakroom** W.C, sink

**Landing** carpet

**Bedroom 1** 17' 9" x 14' 6" ( 5.41m x 4.42m )

Original wood flooring, bay window to front \*SEA VIEWS\*, ceiling rose, picture rail, coving.

**Bedroom 2** 11' 5" x 10' 6" ( 3.48m x 3.20m )

Bay window, carpet, picture rail.

**Bedroom 3**

9' 8" x 12' 5" ( 2.95m x 3.78m )

Fitted cupboard housing boiler, windows to rear.

**Bedroom 4** 7' 7" x 9' 6" ( 2.31m x 2.90m )

Windows to side, carpet, fitted wardrobes.

**Bathroom** Bath and overhead shower, window, WC, sink, tiled flooring, radiator.

**Garden** \*\*LARGER THAN AVERAGE WRAP AROUND GARDEN\*\* Gate to street, shed, green house, tree (cherry blossom), two patio areas, plants and shrubs.

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## Floorplan



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