



colin ellis

## Perran Court, Moor Road, Filey, YO14 9GJ

Guide Price £150,000

Located on the exclusive development of The Bay at Filey this modern build two bedroom terraced house is offered with no onward chain and has the potential for holiday lets or can be used as a holiday home. The Bay at Filey has a multitude of facilities including a leisure centre with swimming pool and activities, a local shop, pub and a pharmacy. The development also has access to the beach stretching towards Filey. Viewing is highly recommended.





## PROPERTY DESCRIPTION

The property briefly comprises; To the ground floor, bay fronted living room with double doors out onto the communal garden, kitchen and WC. To the first floor, two bedrooms and a bathroom.

### LIVING ROOM

3.67 x 4.85 (12'0" x 15'10")

### KITCHEN

1.80 x 3.66 (5'10" x 12'0")

### WC

1.79 x 1.02 (5'10" x 3'4")

### BEDROOM

2.77 x 4.82 (9'1" x 15'9")

### BEDROOM

1.81 x 4.80 (5'11" x 15'8")

### BATHROOM

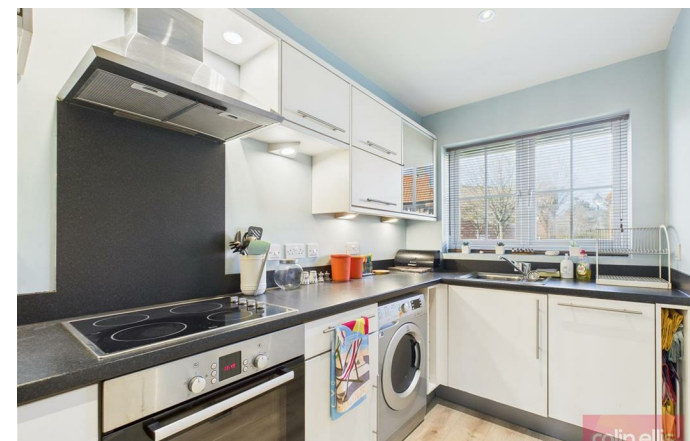
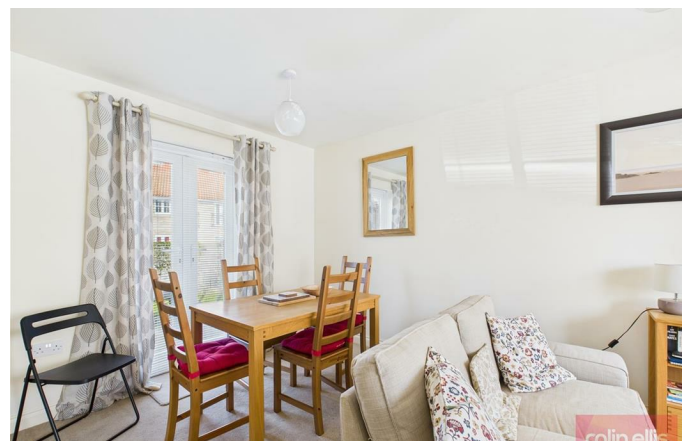
2.30 x 1.68 (7'6" x 5'6")

### TENURE

Our vendor has informed us of the following

- \* Maintenance agreement in place with Away Resorts, The Bay, Filey
- \* Maintenance fee £393.76 per month to include ground maintenance, all facilities at The Bay and buildings insurance
- \* All outside areas are shared with other owners
- \* Pets and holiday lets are allowed, but AST's are not.

Please note all matters of tenure are subject to verification and clarification in a contract of sale









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