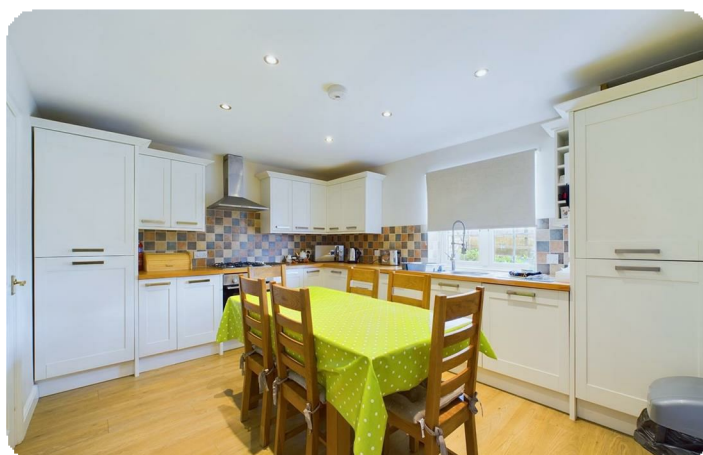




**15 Easton Meadows, Bridlington Road, Boynton, YO16 4XF**

**Price Guide £135,000**





# 15 Easton Meadows, Bridlington Road

Boynton, YO16 4XF

## Price Guide £135,000



Located in the charming Easton Meadows holiday home development close Bridlington's seaside attractions and magnificent cliff-top walks.

The property boasts not only a modern interior but also breathtaking views of the surrounding countryside, imagine waking up to the serene beauty of Easton Meadows every morning.

Additionally, the holiday let restriction allows for year-round use, making it a versatile investment opportunity for those looking to generate rental income.

The property will not be subject to the proposed council tax premium for second homes due to the planning restriction on it which precludes permanent residency - Seasonal Homes Class L. This has been confirmed by ERYDC.

The property comprises: Ground floor: spacious lounge and modern kitchen/diner. First floor: three bedrooms and modern bathroom. Exterior: walled patio area. Upvc double glazing and gas central heating. Private car parking space, ensuring that you never have to worry about finding a spot after a long day out.

No ongoing chain.

### Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard, upvc double glazed window and central heating radiator.

### Lounge:

17'10" x 10'11" (5.44m x 3.35m)

A rear facing room, two central heating radiators and upvc double glazed french doors onto the outer private patio.

### Kitchen/diner:

13'6" x 10'11" (4.14m x 3.33m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Integrated fridge/freezer, dishwasher and washing machine. Part wall tiled, gas combi boiler, upvc double glazed window and central heating radiator.

### First floor:

Loft access.

### Bedroom:

13'7" x 8'0" (4.16m x 2.45m)

A front facing double room, upvc double glazed window and central heating radiator.

### Bedroom:

10'11" x 10'11" (3.35m x 3.34m)

A front facing double room, upvc double glazed window and central heating radiator.

### Bedroom:

9'4" x 7'4" (2.87m x 2.24m)

A rear facing single room, upvc double glazed window and central heating radiator.

### Bathroom:

10'11" x 6'5" (3.34m x 1.96m)

Comprises a modern suite "P" shaped bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, shaver socket, extractor and stainless steel ladder radiator.



### Exterior:

To the rear of the property is a walled pebbled patio area. One allocated car parking space.

The current service charge is £1663.25 which includes grass cutting, maintenance of communal areas and effluent treatment plant, communal waste disposal, public liability insurance.

The projected service charge for 2025 will be reduced to £1,366.67.

### Notes:

Council tax band: B

PLEASE NOTE Furniture/contents are available for separate negotiation.

### Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

### General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.

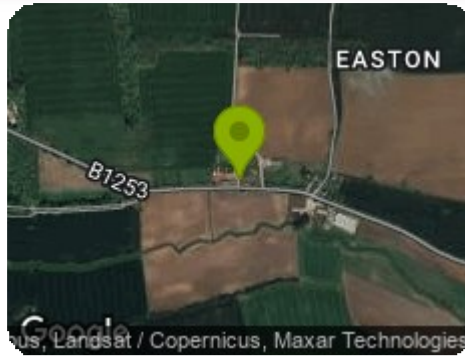




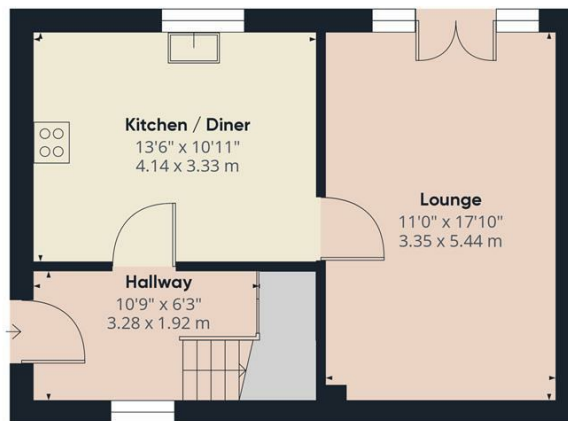
Road Map

Hybrid Map

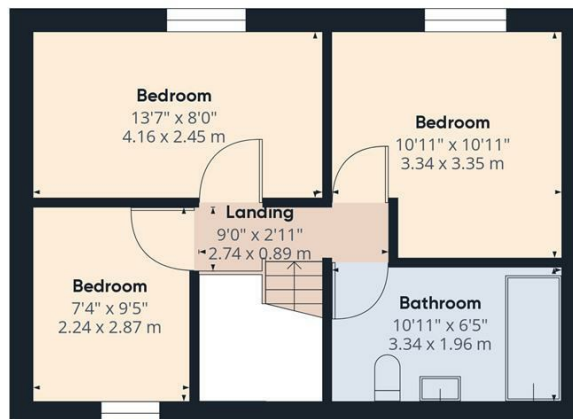
Terrain Map



## Floor Plan



Ground Floor



Floor 1



**Approximate total area<sup>1</sup>**  
820.43 ft<sup>2</sup>  
76.22 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

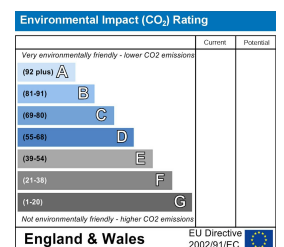
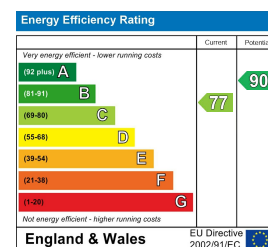
Calculations are based on RICS IPMS 3C standard.

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## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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