



1 LIME GROVE

1 Lime Grove, Tavernspite – SA34 0NQ

Offers in Region of £264,950

jmorris.com



1 Lime Grove

Tavernspite, Whitland

A detached 3 bedroom bungalow enjoying countryside views, situated conveniently within the popular Mid-Pembrokeshire village of Tavernspite, which is well known for its garden centre, café and village public house. The property enjoys a gated brick paved driveway providing ample off road car parking, plus a detached single garage. The plot is level and enclosed, with the majority of the grounds situated to the front, making this a fairly easy garden to manage. Internally the accommodation is well designed and laid out, having a spacious lounge/diner to the front enjoying the best views. Some modernising would further benefit the interior, which lends itself perfectly towards retired buyers due to its manageable size and grounds. There is no onward chain involved with this sale.



Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBD

Front Porch

Entered via a double glazed front door with matching side screen, radiator, door opens to:

Lounge / Diner

Double glazed curved bay window to front with countryside views, gas fireplace and surround, radiators, door to:

Inner hall

Built in airing cupboard, access to loft, doors to:

Kitchen

Fitted with a range or wall and base storage units with worktops over, single drainer sink, 4 ring gas hob, extractor hood, single oven, Grant oil fired boiler serving the domestic hot water and central heating, part tiled walls, plumbing for dish washer double glazed window to side, sliding door to:

Side Porch

Double glazed external door to side. Door opens to:

Utility

Plumbing for washing machine, counter worktop, double glazed window to side.

Bedroom 1

Double glazed window to side, radiator.

Bedroom 2

Double glazed window to rear, radiator, built in mirrored sliding wardrobes.

Bedroom 3

Double glazed window to rear, radiator.

Bathroom

Comprising a bath with electric shower over, W.C, pedestal wash hand basin, tiled walls, tiled floor, frosted double glazed window to side, radiator.

Externally

To the front of the property there is a gated brick paved driveway providing ample off road car parking, which leads up to a single detached garage. The majority of the garden space is found to the front being mainly laid to lawn with mature shrubs and hedging. To the far side and rear there are further strips of garden with pathway leading around the property to a garden shed.

Garage

With up and over door to front and side pedestrian name.

Services & Extra Info

Heating Source: Oil

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

What Three Words: ///diamonds.blesses.educates

Directions

From Narberth follow the road past the crematorium to Prices Gate, at the cross roads turn left signposted Tavernspite, continue on this road until you come into the village and pass the garden centre, primary school and pub on your right. Turn right here and follow the road back up until you find the property on the right hand side, past the turning for Lime grove, as identified by our JJ Morris for sale sign.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 74%

Three Voice & Data - 69%

O2 Voice & Data - 58%

Vodafone Voice & Data - 71%

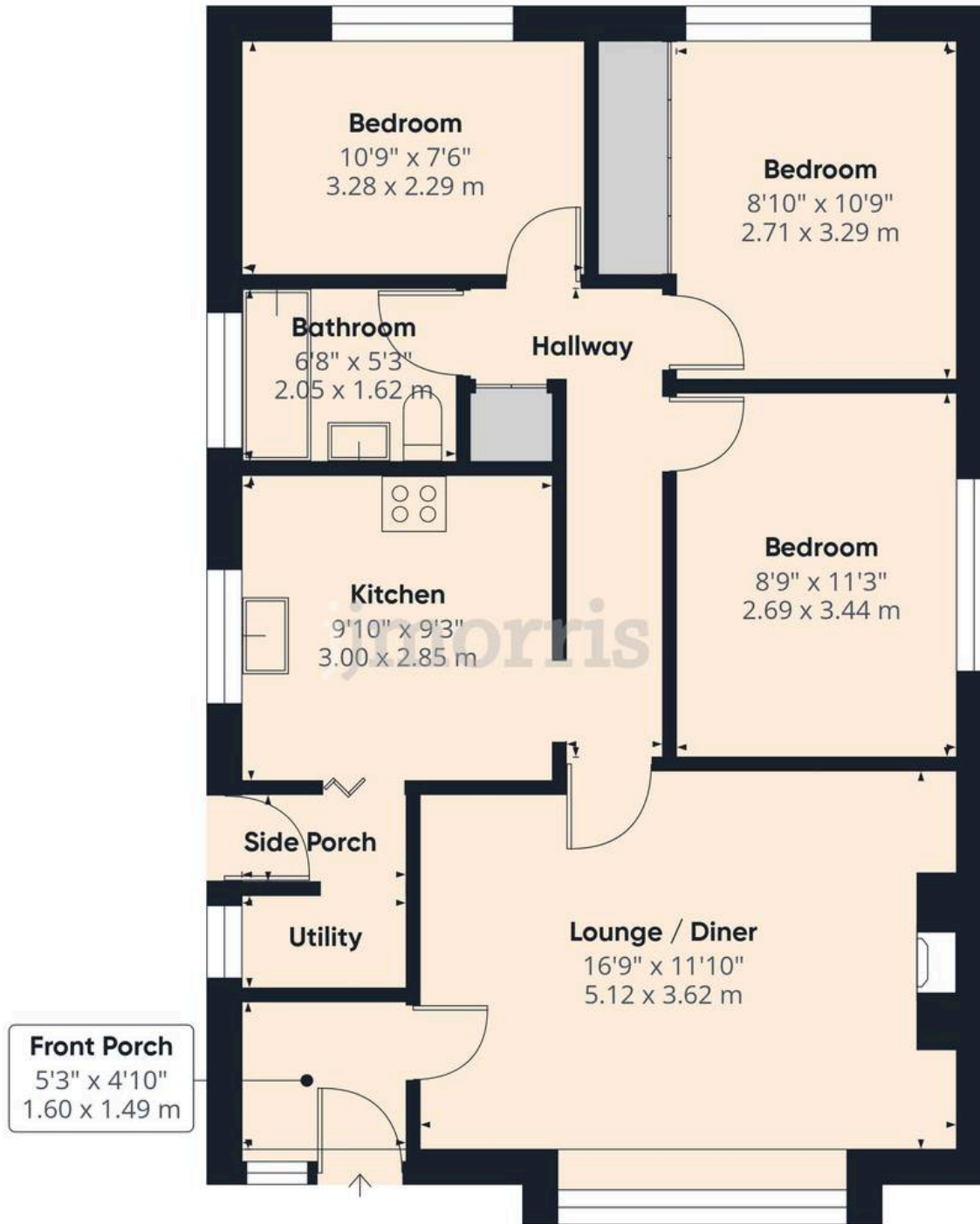
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.









JJ Morris Narberth

J J Morris, Hill House - SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

