

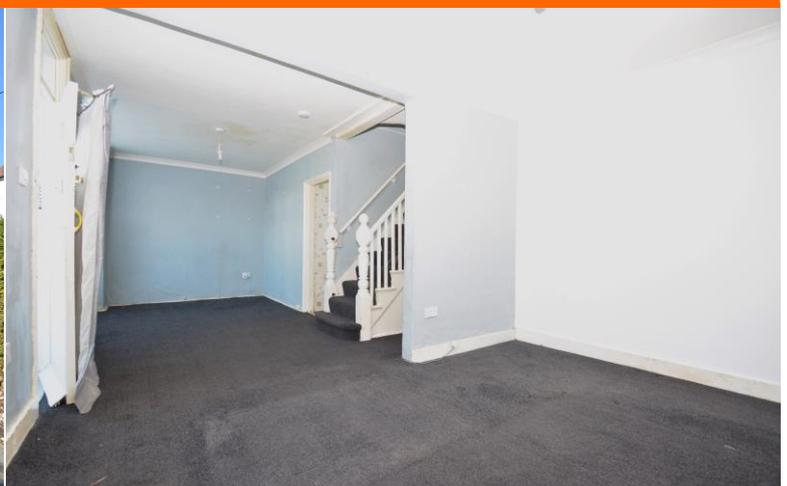
PRICE
£299,995

Freehold



**A 4 BED EDWARDIAN DETACHED HOUSE
SITUATED CLOSE TO THE SEA FRONT AND
VARIED AMENITIES OF MINSTER VILLAGE.
A GREAT DO-UPPER AVAILABLE WITH NO
CHAIN!**

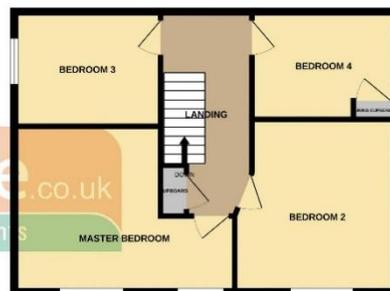
**Lynmouth Drive, Minster
ME12 2HS**





GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	76 C
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02025

Character and convenience! Step into timeless charm with this spacious four-bedroom double fronted detached period home, perfectly positioned on one of Minster’s most sought-after roads.

Just a short stroll from local amenities and scenic seafront walks, this property offers a rare blend of character and convenience. Inside, you’ll find a number of period features alongside the comfort of double glazing and central heating. While the home would benefit from sympathetic updating, it presents a wonderful opportunity to create something truly special.

Outside, enjoy mature gardens to both front and rear, plus the added bonus of off-street parking. And with no onward chain, your move could be refreshingly straightforward.

To arrange your viewing, contact Mark or Shannon today—we’d love to show you around.

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.