



Inglebys

Estate Agents



118 High Street

Hinderwell, TS13 5ES

£264,950



Located in the heart of Hinderwell, a popular coast-meets-country village, you will find this immaculately presented 3 bed terraced home which has recently undergone refurbishment and modernisation, a perfect opportunity for first time buyers, a second home or even a potential buy-2-let investment. Set over three floors, the ground floor comprises of an entrance porch, a cosy living room with a large bay window and log burning stove with a trendy exposed brick chimney breast and an open plan dining room and kitchen with a modern fitted kitchen and sliding doors which lead out to the garden. On the first floor you will find a very generously sized master bedroom boasting a large bay window and a selection of fitted wardrobes and drawers. A second single bedroom and a family bathroom with a full three piece suite completes this floor. To the attic level there is a third bedroom with ample space for a double bed plus storage.

Externally, the property continues to impress with the large rear garden which is part paved and lawned. A real sun-trap to enjoy the warmer months. To the front of the property there is a small garden enclosed by a dwarf wall.



- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- First Floor
- Bedroom One
- Bedroom Two
- Bedroom Three
- Attic Room
- External

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

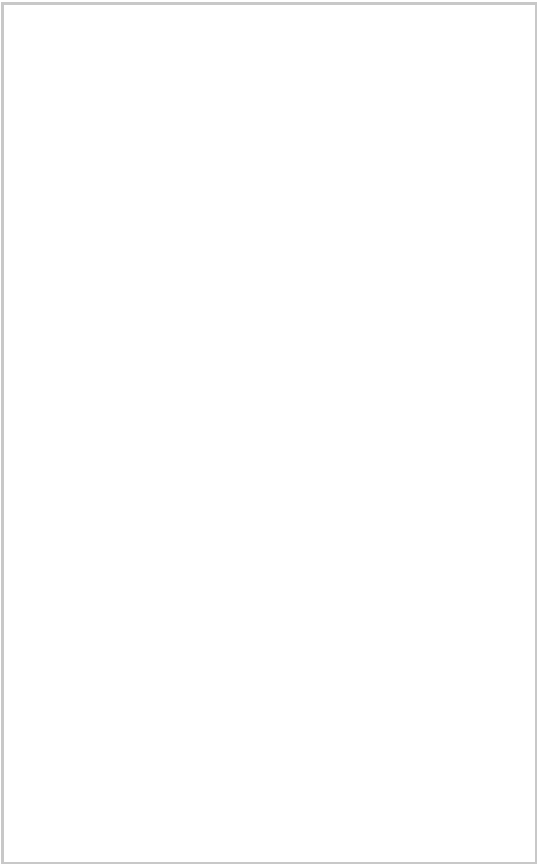
Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

