



4 Belle Isle View, Bowness-On-Windermere

£299,950





## 4 Belle Isle View

Bowness-On-Windermere

A well presented semi-detached property situated in an elevated position within the heart of Bowness on Windermere being set well away from the main tourist area and yet enjoying the most spectacular panoramic views over Lake Windermere and towards the Lakeland mountains.

Nestled in a picturesque location, this charming house boasts a prime position. The property features double glazing and gas central heating, ensuring warmth and comfort year-round. Upon entering the property you will find the kitchen diner which offers a functional space for culinary creations and dining experiences. From here you can find the light and airy sitting room, which is great for relaxing in after a hard day.

Upstairs, two well-appointed bedrooms await with the main bedroom having amazing views out over Windermere Lake, along with a family bathroom for added convenience. Outside, the property benefits from an enclosed garden to the rear, offering a private sanctuary perfect for relaxation or entertaining. Additionally, the property includes driveway parking, providing ease of access for residents and guests alike. With its proximity to the town centre, this residence offers the perfect blend of tranquillity and convenience for modern living.

Local occupancy applies.

- LOVELY LAKE VIEWS
- Semi-detached property
- Short stroll to Bowness shops, bars & restaurants
- Light and airy sitting room
- Enclosed garden to the rear
- Family bathroom
- Pleasant Kitchen/diner
- PLEASE NOTE: Local Occupancy Clauses Apply

EPC RATING C

#### SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: Currently band C TENURE:FREEHOLD

#### DIRECTIONS

Proceed from Windermere into Bowness and at St Martins Church turn left into Kendal Road. Take the first turning left into Brantfell Road proceeding up the hill and turning left again into Belle Isle View. Number 4 can be found on the left hand side. WHAT3WORDS:report.curvy.capillary

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





## GROUND FLOOR

### KITCHEN DINER

13' 10" x 11' 9" (4.21m x 3.59m)

### SITTING ROOM

14' 5" x 9' 7" (4.39m x 2.92m)

## FIRST FLOOR

### LANDING

6' 2" x 4' 8" (1.88m x 1.42m)

### BEDROOM

12' 8" x 9' 7" (3.85m x 2.93m)

### BEDROOM

8' 4" x 7' 6" (2.54m x 2.29m)

### BATHROOM

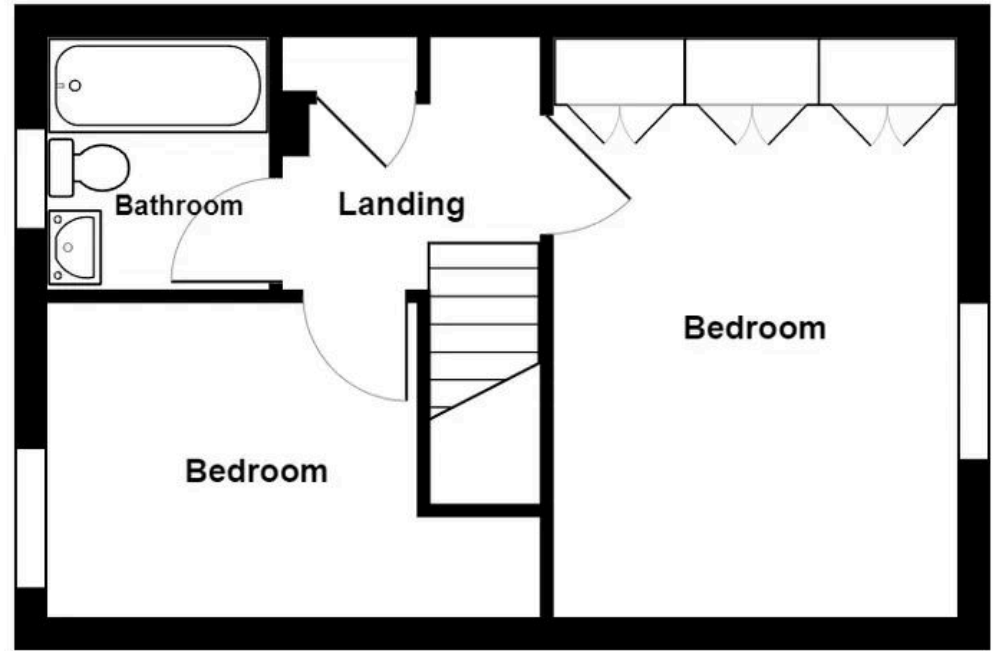
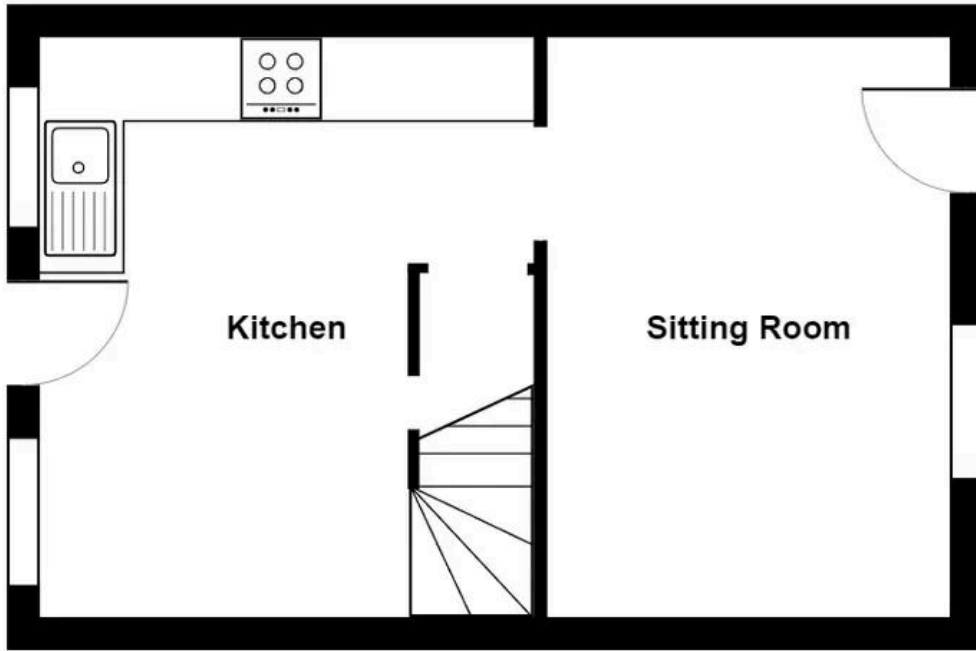
8' 3" x 5' 8" (2.52m x 1.72m)











**Ground Floor**

**First Floor**

4 Belle Isle View, Bowness-On-Windermere

Total Area: 53.4 m<sup>2</sup> ... 574 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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**THW Estate Agents**

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