

Whitakers

Estate Agents



1 Turmarr Villas, Easington, HU12 0TJ

Asking Price £120,000

Located in the rural, coastal village of, Easington, this Semi Detached Property has been loved by the previous owners for many years and comes to market looking for a new family to make it their own. Set on a generous corner plot with wrap around gardens. Steps take you up to the front entrance door, opening to welcome you in to view the accommodation on offer. There is a comfortable LOUNGE with feature fireplace and open to the hallway. At the heart of this home is the OPEN PLAN DINING KITCHEN with PATIO doors opening out to the rear GARDEN, creating a lovely space for entertaining family & friends. A door opens to the useful STORE/ UTILITY

The property offers THREE BEDROOMS and a FAMILY BATHROOM to the first floor.

Outside, there is a driveway providing ample OFF ROAD PARKING space and access to the GARAGE.

Set in the coastal village of Easington. Perfect for those who appreciate RURAL AND BEACH WALKS, this home offers village life while being close to local amenities in nearby Patrington, Hedon, and Withernsea, including SHOPS, PUBS, and SCHOOLS.

Accommodation Comprising

Entrance & Hallway



Front entrance door opens to welcome you in to view the accommodation on offer.

Lounge



An opening from the hallway into the comfortable lounge with feature fireplace, double glazed window to front elevation and a radiator.

Lounge Feature



Dining Kitchen



An open plan dining kitchen with a range of fitted units to base and walls with complimentary work surface incorporating the breakfast bar. Built in oven with electric hob and extractor hood above. Plumbed for automatic washing machine and space for fridge freezer. Tiled floor, radiator and double glazed window.

Dining Area

Open from the kitchen with feature Patio doors opening out to the rear garden, creating a lovely space for entertaining family & friends.

Utility

Useful utility room with ample storage facilities.

Garden



Enjoying a sizeable corner plot with wrap around gardens, adorned with beautiful mature trees and shrubbery. Mainly laid to lawn with paved walkways inviting you to explore this wonderful outdoor space.

Bedroom One



A double bedroom with double glazed window and radiator.

Bedroom Two



A double bedroom with double glazed window and radiator.

Bedroom Three



A single bedroom with double glazed window and radiator.

View from First Floor



Family Bathroom

With panelled bath, pedestal wash basin and W.C. Radiator and double glazed window.

Garage



A driveway provides ample off road parking and access to the garage with metal up and over door.

Gardens



Tenure

Tenure is freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band A

EPC Rating
EPC rating C

Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE/ Vodafone and O2 all okay

Broadband - Basic 16 Mbps/ Superfast 80Mbps

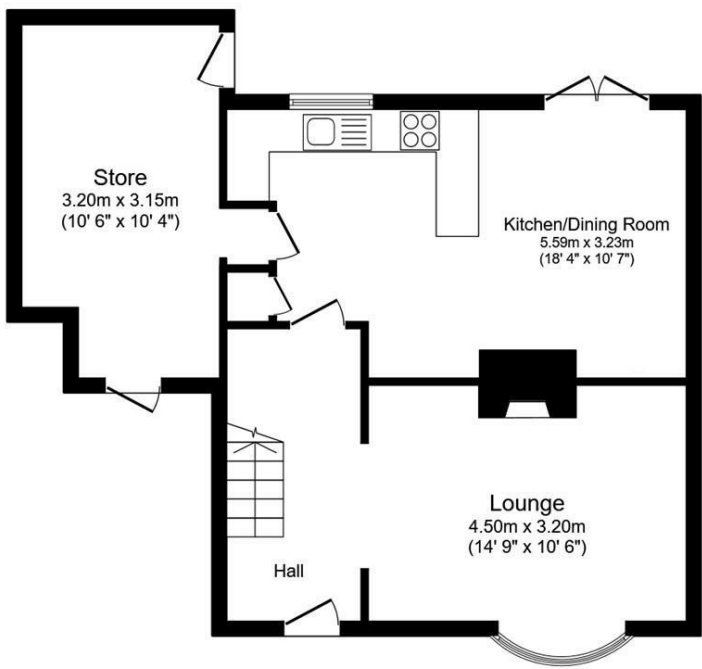
Coastal Erosion - No

Coalfield or Mining Area - No

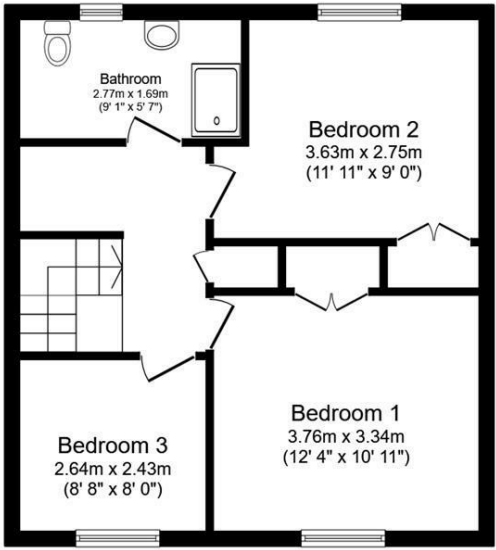
Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan



Ground Floor
Floor area 61.3 sq.m. (660 sq.ft.)

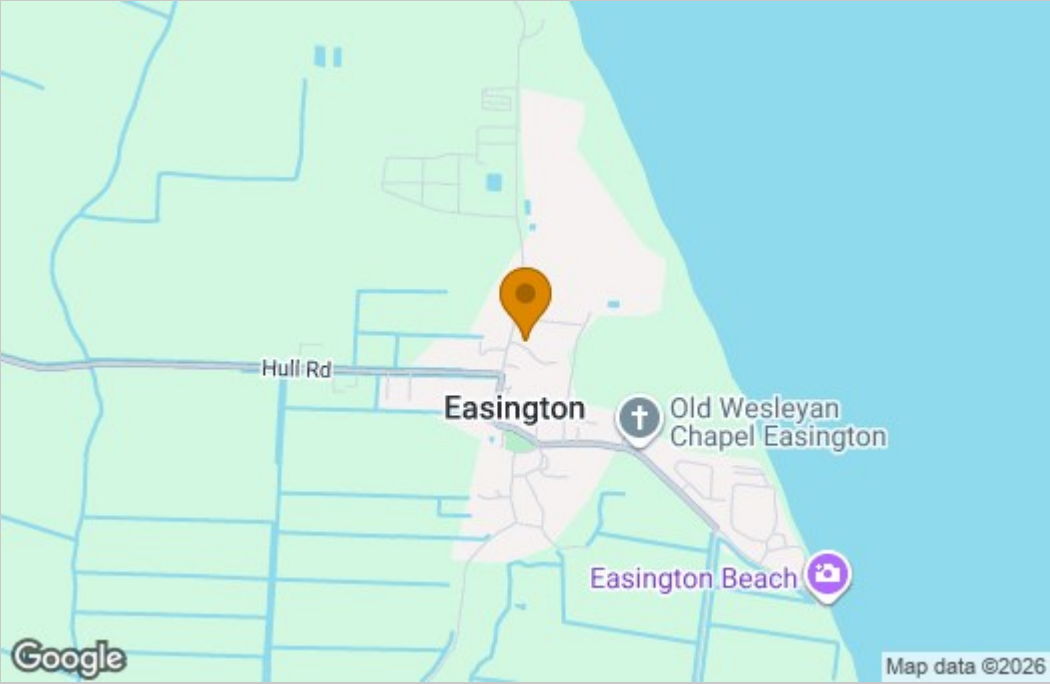


First Floor
Floor area 47.1 sq.m. (507 sq.ft.)

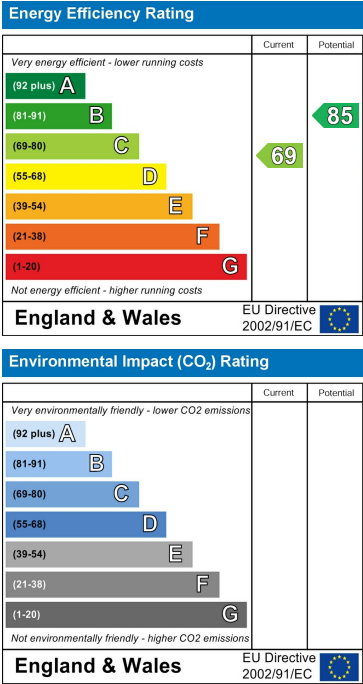
Total floor area: 108.4 sq.m. (1,167 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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