

heywoods



Beaumont Court

The Bridle Path, Seabridge, ST5 3TQ

Asking Price Of £225,000



- Substantial End Mews House
- Sought After Position
- Two Double Bedrooms
- Ensuite With Bath, Shower, Bidet
- Cloaks/WC & Utility
- Good Sized Lounge
- Fully Integrated Kitchen
- Electric Vehicle Access Gates
- Communal Garden, Brick Garage
- No Upward Chain

The Accommodation:

ENTRANCE HALL Doors to lounge and kitchen, door to;

CLOAKS/WC 7' 2" x 3' 1" (2.18m x 0.94m) Wall mounted basin and close-coupled WC.

REAR FACING LOUNGE 16' 5" x 13' 1" (5m x 3.99m) Open plan stairs, Adam style fireplace with marble insert and hearth.

FULLY FITTED OAK KITCHEN 11' 6" x 8' 0" (3.51m x 2.44m) Built-in double oven, gas hob, extractor, dishwasher, fridge and freezer. Door to;

UTILITY ROOM 8' 0" x 5' 6" (2.44m x 1.68m) Single drainer sink, Worcester gas boiler, composite oak effect stable door.

LANDING A spacious area with doors to both bedrooms and bathroom.

MASTER BEDROOM 16' 7" x 9' 8" (5.05m x 2.95m) Generously proportioned room with door to;

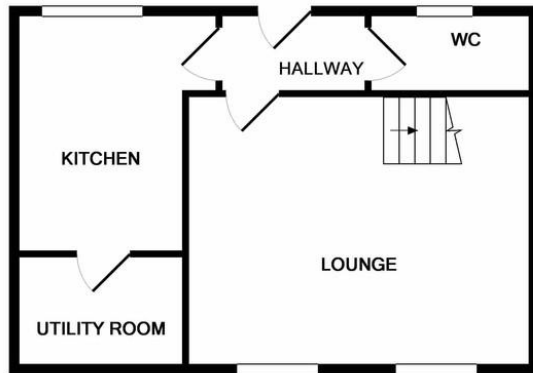
ENSUITE FULL BATHROOM 9' 2" x 8' 0" (2.79m x 2.44m) With suite comprising panelled bath, separate shower cubicle, bidet, wash basin and WC.

BEDROOM TWO 9' 3" x 8' 0" (2.82m x 2.44m) A good sized double bedroom.

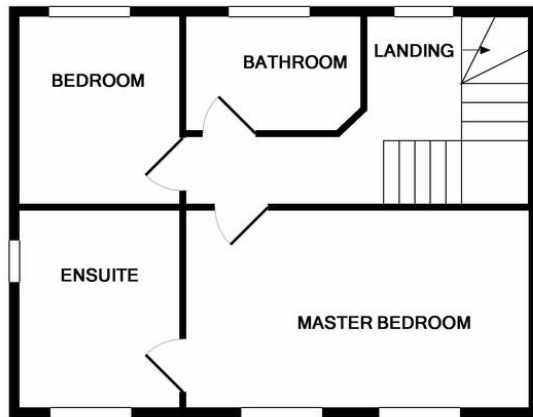
BATHROOM 8' 6" x 5' 8" (2.59m x 1.73m) Suite comprising bath with over bath shower, wash basin, WC and bidet.

EXTERNALLY The property stands in communal courtyard gardens with electric vehicle access gates, separate pedestrian gate, BRICK GARAGE in block.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	30-40
B	81-91	B	41-50
C	69-80	C	51-60
D	55-68	D	61-70
E	39-54	E	71-80
F	21-38	F	81-90
G	1-20	G	91-100

For energy efficient - higher scoring rates
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