



8 Three Ships Court, Limeslade, SA3 4LD
Offers In The Region Of £395,000

Situated just a short walk away from Limeslade and Braclet Bay, this modern detached property is ideally set to make the most of the award winning beaches, cliff top walks and local amenities. This delightful home is set in a quiet cul de sac and boasts sea views from the rear aspect. The accommodation briefly comprises, lounge open to dining room, conservatory which leads out to rear garden, kitchen, utility, cloak room. To the first floor four bedrooms, master benefits from en suite facilities, shower room. Externally, to the front, laid to lawn gardens, driveway provides ample parking. To the rear, further laid to lawn gardens with coastal views, patio seating areas connect to the living space effortlessly. Viewing is highly recommended,.

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Entrance
UPVC door with frosted glass panels into:

Hallway
Stairs to first floor with stair lift. Radiator. Door into:

Lounge 16'05 x 13'07 (5.00m x 4.14m)
Box bay window to front. Frosted glass window to side. Feature gas fireplace. Door storage cupboard. Archway opening into:

Dining Room 9'08 x 8'01 (2.95m x 2.46m)
Radiator. Double doors leading into:

Conservatory 14'11 x 9'11 (4.55m x 3.02m)

Tiled flooring. Double doors lead out onto patio garden.

Kitchen 12'02 x 9'07 (3.71m x 2.92m)
Window to rear. Fitted with a range of wall and base units with work surfaces over. Spaces for dishwasher and fridge/ freezer. Space for four ring gas oven. Part tiled walls. Wood effect vinyl flooring. Radiator.

Utility 5'07 x 4'11 (1.70m x 1.50m)
Part tiled walls. Wall mounted boiler. Spaces for washing machine and tumble dryer. Wood effect vinyl flooring. Frosted glass panel UPVC door to rear.

Cloakroom

Window to rear. Fitted with a two piece suite comprising: low-level WC and vanity wash hand basin. Wood effect vinyl flooring.

First Floor
Landing
Loft access hatch. Doors leading to all rooms.

Bedroom One 13'04 x 11'06 (4.06m x 3.51m)
Window to front. Radiator. Door into airing cupboard. Door into:

En-suite
Frosted glass window to front. Radiator. Fitted with a three piece suite comprising: low-level WC. Shower cubicle and vanity wash hand basin.

Bedroom Two 13'06 x 8'11 (4.11m x 2.72m)
Window to front and side. Radiator.

Bedroom Three 11'08 x 10'00 (3.56m x 3.05m)
Window to rear with sea views. Radiator.

Bedroom Four 8'10 x 8'09 (2.69m x 2.67m)
Window to rear with sea views.

Shower Room
Frosted glass window to rear. Radiator. Fitted with a three piece suite comprising: low-level WC. Walk in shower cubicle. Vanity wash hand basin. Part tiled walls.

External
Front
Laid to lawn gardens. Driveway provides ample parking.

Rear
Laid to lawn gardens with coastal views. Patio seating areas connect to the living space effortlessly.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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