



## 42 The Clicketts, Tenby

A Ground Floor Two Bedroom Apartment located in the popular residential development of the Clicketts on the edge of Tenby Town, close to the schools and Leisure Centre. The property is approximately 15 minutes' walk from the town and benefits from uPVC double glazing throughout, fitted kitchen, uPVC double glazed door opening to the communal garden and allocated parking space.

This would make an ideal first-time buy or investment. EPC Rating D

**Asking Price £130,000**

**Tenure Leasehold**



LOUNGE



KITCHEN



## DIRECTIONS

From our office, head out of Tenby on the A4139 towards Penally and after the Leisure Centre turn immediate right, then right again into Clicketts Court.

The property is entered via a uPVC part glazed front door which opens into the hallway.

## ACCOMMODATION COMPRISES

Lounge. Kitchen. 2 Bedrooms. Bathroom. OUTSIDE Allocated Parking for One Vehicle. Communal Garden

## HALLWAY

Hallway is entered through the half-glazed uPVC door into a small lobby space ideal for shoes and coats.

There is a phone point, ceiling light point, electric radiator and an airing cupboard.

## LOUNGE

*14'06 X 10'08 (4.42M X 3.25M)*

The lounge comprises a large uPVC French door opening to the rear communal garden, TV point, electric radiator, and leads into the kitchen.



## LOUNGE/KITCHEN VIEW



## KITCHEN

*10'01 X 6'03 (L-SHAPE) (3.07M X 1.91M (L-SHAPE))*

Kitchen comprises - range of wall and base units, stainless steel sink set into worktop, electric cooker with extractor over, ceiling light point and a door leading into the hallway.



### MASTER BEDROOM

*15'02 X 8'06 (4.62M X 2.59M)*

Main bedroom features a built-in wardrobe/storage cupboard, electric radiator, uPVC window to rear, ceiling light point.



### BATHROOM

*8'08 X 6'01 (2.64M X 1.85M)*

Bathroom features bath with electric shower over, wc, pedestal sink, small obscure glass window to front, ceiling light.

### BEDROOM 2

*10'0 X 6'07 (L-SHAPE) (3.05M X 2.01M (L-SHAPE))*

The second bedroom has a uPVC window to the front of the property, and ceiling light point.

### COMMUNAL GARDEN



### NOTE

The property is currently occupied by tenants and viewings can take place with appropriate notice.

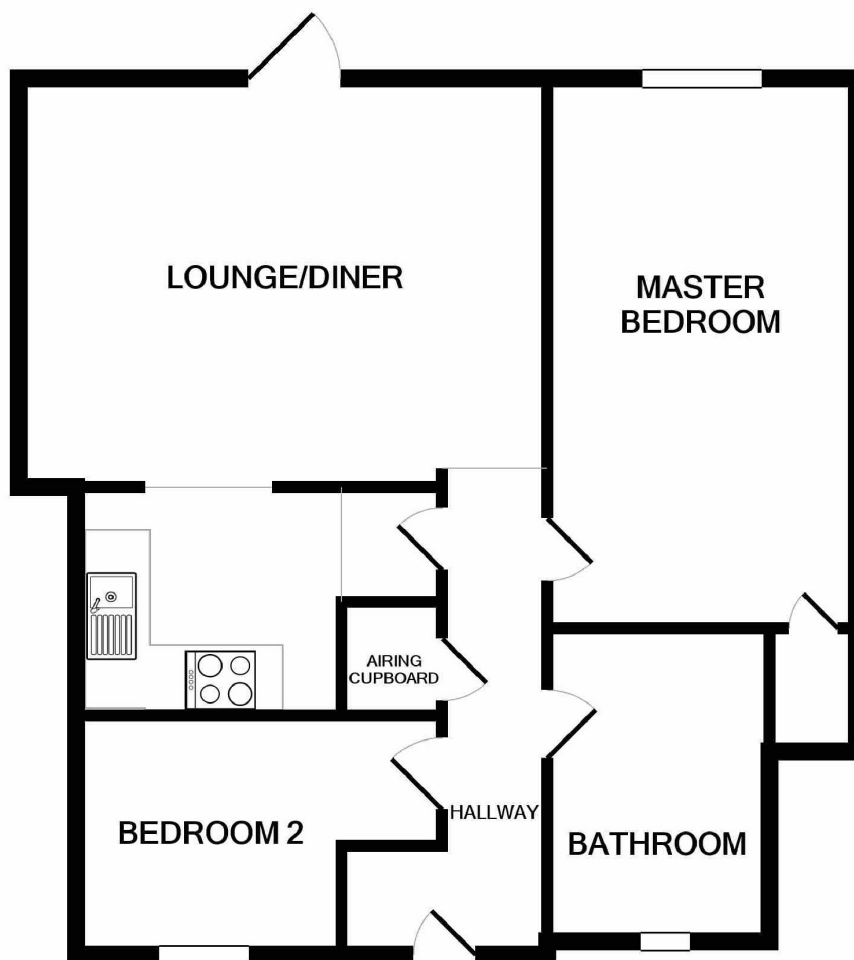
Service charge per year - £544

### COUNCIL TAX BAND

The Council Tax Band for this property is - Band C

## FLOOR PLAN

Not To Scale - For Illustration Purpose only



**TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.1 SQ.M.)**

Measurements are approximate. Not to scale. Illustrative purposes only

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