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- 2 Bedroom End of Terrace Chalet
- Ideal Holiday Home/Investment
- Walking Distance From the Bay
- Allocated Parking Space

**208 Trewent Park,
Freshwater East, SA71 5LX**

EPC Rating - F

O.I.R.O: £50,000

Leasehold

www.fbm.co.uk | t:01646 682396

How would you like to be by the beach?

An ideal holiday home/investment opportunity in a sought-after coastal location. Layout comprises: open-plan lounge/kitchen/diner downstairs, 1 double bedroom, 1 single bedroom and a bathroom upstairs. Externally there is allocated parking and gardens mainly laid to lawn.

Freshwater East is on the periphery of the historical town of Pembroke and offers amenities including pub with restaurant, camping facilities and holiday resort with entertainment in the holiday period and of course the stunning bay where all water-sports can be at your disposal.

Kitchen/Diner/Lounge:
19'5" x 11'10" (5.92m x 3.6m)

Part window entrance door and windows to front, French opening doors and windows to rear. Modern fitted kitchen units incorporating sink and drainer, space and plumbing for oven, fridge/freezer. Wooden fireplace with marble hearth, electric fire in lounge, electric heater in dining area. Carpeted flooring with small tiled area surrounding kitchen units, part tiled walls.

Bathroom:
6'10" x 4'5" (2.08m x 1.35m)

Obscure window to rear, suite comprising: bath, WC, wash hand basin. Heated towel rail, carpeted flooring.

Bedroom 1:
9'7" x 8'10" (2.92m x 2.7m)

Window to front, storage cupboard, electric heater, laminate flooring.

Bedroom 2:
9'8" x 6'11" (2.95m x 2.1m)

Window to rear, electric heater, laminate flooring.

Externally:

The property offers front and rear access with a surrounding lawn area, 1 allocated parking space.

Services:

We are advised mains drainage, electric and water is connected. Electric heating. Council Tax Band: A.

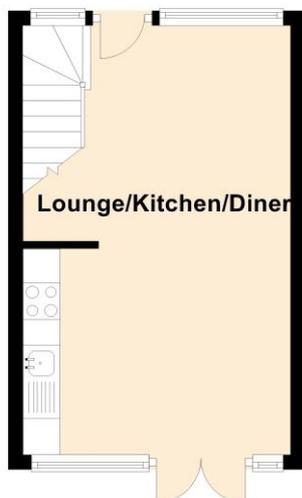
Management Fees currently lie between £500 - £600 p/a and include maintenance of the estate road, street lighting, lawns, flower/shrub beds and services. These fees are index linked and are annually adjusted to reflect the natural inflation rate. Ground rent sits at £5 p/a.

The lease was set at 999 years commencing the mid 1970's believing to have roughly 950 years left. This property may only be occupied for 11 months of the year and act as an additional residence. Strictly no dogs permitted in the Chalet.

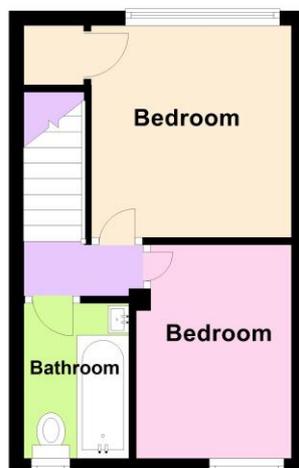
Directions:

From our Pembroke Office in Main Street carry on until you reach the mini roundabout and take the second exit straight on towards Lamphey, follow the road into Lamphey and turn right at the signpost for Freshwater East. On approaching Freshwater East take the right turn down Trewent Hill and continue past the entrance to the beach, over the small bridge and then right into Trewent Park. Continue through and take the 4th turning on the right. The property can be found on your left hand side as indicated by our "For Sale" board.

Ground Floor



First Floor







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important Note We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate. © FBM Estate Agents Limited September 2010.

