

# fbm

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Breeze Cottage, 1 Cresswell Street, Tenby, SA70 7HG

EPC Rating - D

Price: £230,000

Freehold

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A well presented terrace property situated in one of the quaint side cobbled streets within the historic Tenby Town walls, walking distance of the beaches and local amenities. The property is currently a holiday let and would make an ideal investment or a private holiday bolt hole.

The property layout briefly comprises of ground floor, entrance porch, cloakroom, lounge, kitchen/diner, utility room, 1st floor 3 bedrooms and a family bathroom, basement with large storage area.

Tenby is a popular seaside resort with many shops, restaurants, amenities and its famous championship golf course, so if you enjoy leisure pursuits such as fishing, sailing etc. then these can be found on your doorstep. The beautiful coast and countryside of the Pembrokeshire Coast National Park provides further leisure and tourist opportunities with many more sandy beaches within easy driving distance.

## Entrance Porch

## Cloakroom

## Lounge

12'9" x 19'2" (3.89m x 5.84m)

## Kitchen/Diner

13'4" x 11'9" (4.06m x 3.58m)

## Utility Room

6'7" x 3'9" (2m x 1.14m)

## Bedroom

9' x 9'6" (2.74m x 2.9m)

## Bedroom

14'8" x 10'1" (4.47m x 3.07m)

## Bedroom

6'2" x 9'11" (1.88m x 3.02m)

## Bathroom

9'7" x 5'6" (2.92m x 1.68m)

## Basement

**Directions:** On foot, from our Tenby office proceed up St. Julians Street and take the first left onto Cob Lane. Turn right onto Cresswell Street and the property will be found on the right hand side.

**Services:** We have been advised that all services are connected at the property.

**Local Authority:**  
Pembrokeshire County Council

**Council Tax Band:** TBA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(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.