

fbm

your estate agent

est. 1833



1, QUEEN VICTORIA HOUSE, TENBY

SA70 8BN

*****FOUR BEDROOM ALL EN-SUITE HOLIDAY LET/INVESTMENT*****

EPC Rating – D

Price OIEO: £385,000

Freehold

www.fbm.co.uk | t:01834 842207

- Four En-suite bedrooms
- Off road parking for approx. 3 cars
- Enclosed garden
- Original features
- Potential holiday let
- Approx. 1 mile from beaches and town

This proud looking Victorian building is circa 1844. The house facade is natural dressed granite stone and adds to this dwelling's uniqueness.

This accommodation presents four En-suite bedrooms, three have their own spa baths and one has a ground floor shower room. The lounge is a beautiful feature of the property and includes a storage area under the stairs. The property has been renovated to a high standard and could become a lovely family home.

The staircase was handmade by a local cabinet maker and was made in keeping with the grandeur of its era.

The kitchen is newly fitted and accommodates all the modern features, dishwasher, fridge, freezer, ceramic hob and oven. This is a must see property.

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.



Kitchen
11'1" x 6'4" (3.38m x 1.93m)

Lounge
14'4" x 24'1" (4.37m x 7.34m)

Bedroom
13'7" x 8'6" (4.14m x 2.6m)

En-suite Bathroom
7'2" x 1.41 (2.18m x 1.41)

Bedroom
16'4" x 7'11" (4.98m x 2.41m)

En-suite Bathroom
8'10" x 7'6" (2.7m x 2.29m)

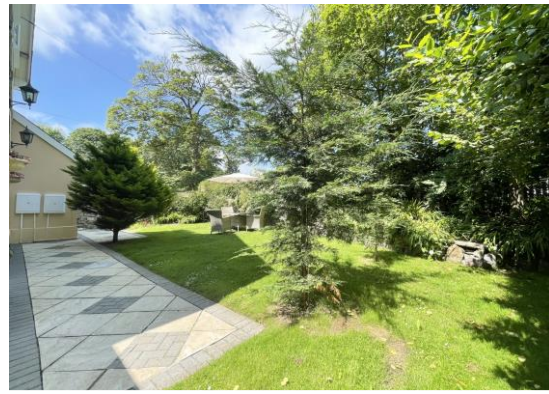
Bedroom
17'6" x 10'6" (5.33m x 3.2m)

En-suite Bathroom
9' x 6'1" (2.74m x 1.85m)

Bedroom
13'9" x 15'5" (4.2m x 4.7m)

En-suite Bathroom
7'6" x 6'1" (2.29m x 1.85m)





Externally

Externally the property offers a beautiful enclosed garden, mostly laid to lawn with an array of mature shrubs, plants and trees. Also benefiting from an outbuilding/storage. There is a mini court yard outside of the kitchen and a gravel drive way opposite Providing off-road parking for approx. 3 cars.

No 1 Queen Victoria house is Approx. 1 mile from Tenby's beautiful beaches and walled town centre.

Directions: From our Tenby office, head out of town along Greenhill Road, take the 3rd exit on the roundabout. Follow the road up the hill and take the first left onto Heywood Lane, past Greenhill secondary school over the mini roundabout. 1 Queen Victoria will be found on your left hand side.

Special Notes

Local Authority - Pembrokeshire County Council.

Council Tax - Band F

Services - Gas Central Heating, Water Meter, Mains Drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.



Slate House
St Julian Street
Tenby
Pembrokeshire

tenby@fbm.co.uk

www.fbm.co.uk | t:01834 842207