

Wellington Lodge

Vale



Cranfords are delighted to present Wellington Lodge to the local market. Ideally situated in the convenient and sought-after location of Camp du Roi, this charming one-bedroom bungalow is within easy reach of the West Coast's stunning beaches, scenic walks, and a wide range of local amenities. Lovingly maintained over the years, Wellington Lodge offers an excellent opportunity for those looking to downsize or investors seeking a desirable buy-to-let property. The accommodation comprises a double bedroom, well looked after shower room, a comfortable sitting room with dining area, a well-appointed kitchen, and a bright conservatory that provides additional living space. Externally, the property benefits from ample parking for several vehicles, two useful storage sheds adjacent to the bungalow, and a larger shed located within the adjoining field. A particularly unique feature is the field to the rear which is approx 3/4 an acre, which is included within the property's domestic curtilage under a covenant and has been given pre application

- ✓ 1 Bedroom
- ✓ Large Domestic Field To Rear
- ✓ True Move-In Condition
- ✓ Nearby Local Amenities
- ✓ Ideal Downsize Or Investment Property
- ✓ LR3389
- ✓ 1 Bathroom
- ✓ Ample Parking
- ✓ Scope For Double Garage
- ✓ Very Well Looked After Property
- ✓ TRP 72

permission for the construction of a double garage, offering excellent future potential. Viewing is highly recommended to fully appreciate the location, generous outside space, and the unique opportunities this delightful property has to offer.



Accommodation

Ground Floor

Porch

5' 3" x 3' 8" (1.60m x 1.12m)

Conservatory

8' 2" x 7' 4" (2.49m x 2.24m)

Lounge/Diner

Max.

19' 5" x 14' 10" x 10' 8" x 7' 3" (5.92m x 4.52m x 3.25m x 2.21m)

Inner Hall

Boiler cupboard.

7' 5" x 5' 0" (2.26m x 1.52m)

Kitchen

Appliances include Indesit four ring electric hob, Indesit electric oven, Hotpoint washing machine, tumble dryer, Hotpoint fridge & Hotpoint freezer.
10' 0" x 5' 0" (3.05m x 1.52m)

Bedroom

13' 0" x 9' 0" (3.96m x 2.74m)

Bathroom

9' 0" x 3' 0" (2.74m x 0.91m)



Services

Mains electricity, water and drainage. Gas central heating.

Price Includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

Viewing

Strictly by appointment.

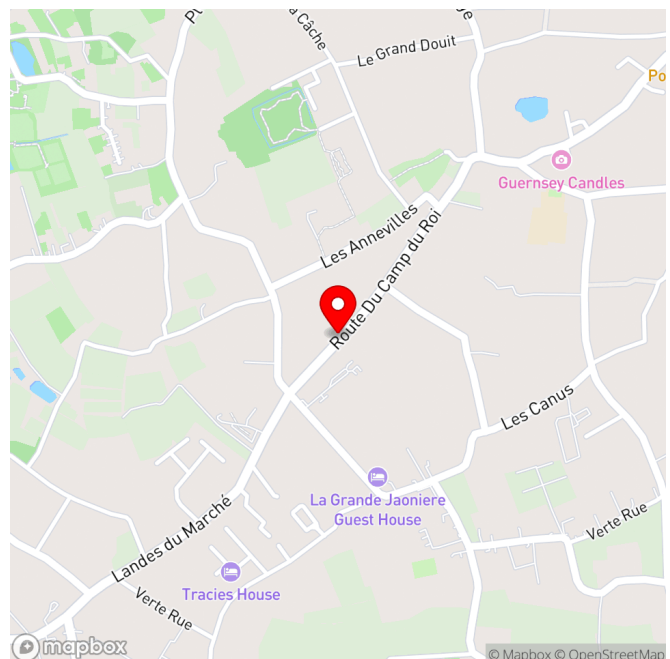
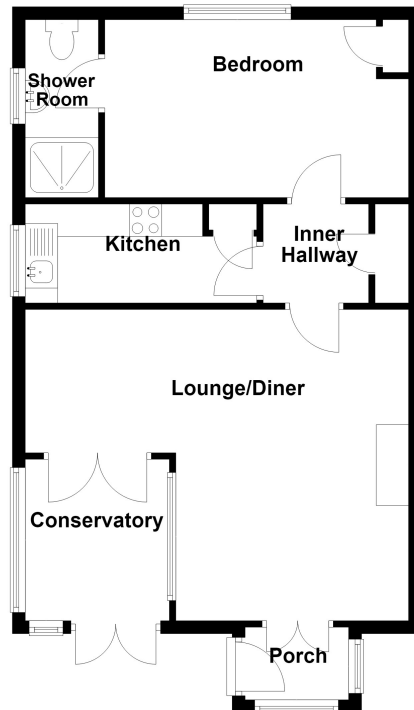
Please Note

-
If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.



Ground Floor



For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.



01481 243878



sales@cranfords.co.uk



www.cranfords.co.uk



/cranfordsestateagents



