



**12 The Clicketts, Tenby
OFFERS IN REGION OF £137,500**

- **First Floor Apartment**
- **2 Bedrooms 1 Bathroom**
- **Allocated Parking Space**
- **Communal Gardens**
- **Outskirts Of Tenby**
- **Close to Schools, Town and Amenities**
- **Ideal First Time Buy Or Investment**
- **EER - D**

THE PROPERTY

A very well presented first floor apartment located in The Clicketts on the outskirts of Tenby town. The property offers well appointed accommodation comprising Entrance Hall, Lounge, Kitchen, Two Bedrooms and Bathroom. There is a communal garden to the rear of the apartment and an allocated parking space for one vehicle. The centre of town with its shops, cafes and amenities, as well as the lovely beaches and working harbour are all within a short walk. An ideal first time purchase or investment.



ENTRANCE HALL

Enter via wood panelled door. Laminate flooring. Staircase leading to First Floor Landing.

LANDING

Doors to various rooms. Loft access. Door to cupboard housing hot water cylinder.

LOUNGE

14' 08" x 10' 08" (4.47m x 3.25m)

Window to rear. Window to side. Open archway to kitchen area.



KITCHEN

13' 04" x 7' 03" (4.06m x 2.21m)

Fitted with a range of wall and base units with matching worktop. Space and connection for electric cooker with extractor over. Inset stainless steel sink and drainer with mixer tap. Space and connection for washing machine. Space and connection for upright fridge freezer. Part tiled walls. Vinyl flooring. Window to front. Window to side.



BEDROOM 1

12' 00" x 8' 07" (3.66m x 2.62m)
Good sized double bedroom. Window to rear.



BEDROOM 2

7' 08" x 5' 11" (2.34m x 1.8m)
Window to front.



BATHROOM

8' 08" x 6' 02" (2.64m x 1.88m)
Bath with electric shower over and shower screen.
W/C. Pedestal wash hand basin. Water resistant panels to walls. Vinyl flooring. Window to front.



EXTERNALLY

To the front of the property is an allocated parking space, with additional visitors parking available on the street. The apartment enjoys the use of a communal garden at the rear.



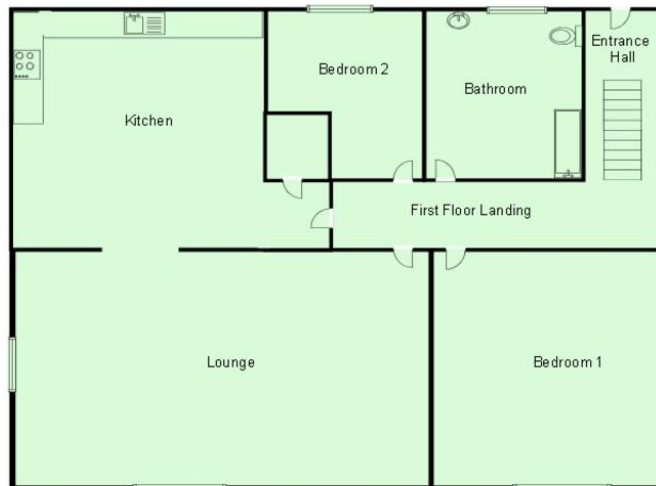
PROPERTY TENURE

We believe the property to be Leasehold, 967 years remain on a 999 year lease.
Service charge circa £1,000 per annum
Ground Rent circa £100 per annum.
Council Tax is Band C

DIRECTIONS

From our office proceed to the top of Upper Frog Street and turn left. At the junction turn right and follow the road down the hill to the mini roundabout. Proceed straight across into Marsh Road and continue to the Leisure Centre. Take the first right turn, then the first right again into The Clicketts, follow the road round to the right and No 11 will be found on the right hand side.

FLOOR PLAN



For illustrative purposes only, not to scale.

ENERGY PERFORMANCE GRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	61 d	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact. But must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.