



The Flat, Shady Nook, St Florence
£695 pcm inclusive of Oil C/heating, Electric,
Water, Internet

- **First Floor Flat**
- **Part Furnished**
- **Two Bedrooms**
- **Lounge/Kitchen/Diner**
- **Parking for one car only**
- **Village location**
- **EPC Rating 47**
- **Working Tenants or retired persons**
- **Sorry No Pets, No Smokers, No children**

THE PROPERTY

A small two-bedroom part furnished apartment located on the first floor above the owner's home. This very well-presented accommodation briefly comprises of: Lounge/Diner/Kitchen, Inner Hall, Shower Room and Two Bedrooms, parking for one car only. The amenities in the sought-after village of St Florence are within a short walk and include village store/post office, and two public houses. Within easy driving distance of many areas of the popular Pembrokeshire coastline including the resort of Tenby which is approximately five miles away. *Rent inclusive of oil central heating, electric, water and internet* Council Tax Band A £995.69 Professional working tenant or Retired person(s) No Smokers, No pets, Sorry no children.

ENTRANCE HALL

Enter via shared communal front door into Entrance Hall. Stairs to first floor.



INNER HALLWAY

Doors to all rooms.

LOUNGE/DINER/ KITCHEN

Range of wall and base kitchen units with matching worktops. Stainless steel sink/drainer with mixer tap. Electric cooker. Single Fridge. Small dining table with four chairs. Velux window. Laminate flooring. Lounge area with three-seater settee and matching arm chair. Corner TV unit. Grey carpet in lounge area. Cupboard with spacious storage. Oil central heating radiator.



REVERSE VIEW



KITCHEN AREA



BEDROOM ONE

New divan double bed with mattress. Two bedside tables with lamps/shades. Hanging rail. Rear window with garden views. Carpet to floor. Ceiling light. Oil central heating radiator.



BEDROOM TWO

New single divan beds with mattress. Two bedside tables with lamps/shades. Clothes rail. Storage cupboard. Window to rear with garden views. Carpet to floor. Ceiling light. Oil central heating radiator.



SHOWER ROOM

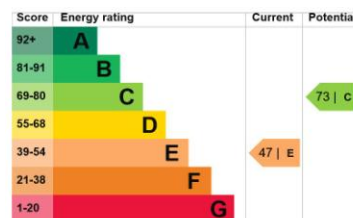
White suite comprising of electric shower cubicle. Wash hand basin in vanity unit. Mirrored wall cabinet. WC. Electric heated towel rail. Frosted window.



DIRECTIONS

From Tenby take the B4318 towards Sageston. After approximately 3 miles you will see the Manor House Leisure Park on the left, turn left immediately after this and left again at the T-junction. Follow this road into the village of St Florence and round the one-way system, pass The Sun Inn on your right-hand side, take the second left turn after Flemish Close and the entrance driveway to Shady Nook will be found after a short distance on the left.

ENERGY PERFORMANCE GRAPHS



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.