



SOLE
AGENT

Tulum

5, Braye Park Estate, Braye Road | Vale |

This wonderful family home is presented to the market in immaculate condition and is located on a quiet clos of similar houses. The property benefits from having shops within walking distance and both The Bridge and L'Ancresse a short drive away. Tulum offers well balanced, spacious accommodation which comprises a large lounge, a modern kitchen/diner, three bedrooms, a bathroom, a shower room and a utility room. To the rear of the property is a low maintenance garden laid completely to patio. In addition to a single car garage/workshop, parking is provided by a tarmac driveway. The front garden could easily be landscaped to provide further parking if required.

£695,000

3 BEDROOMS

2 BATHROOMS

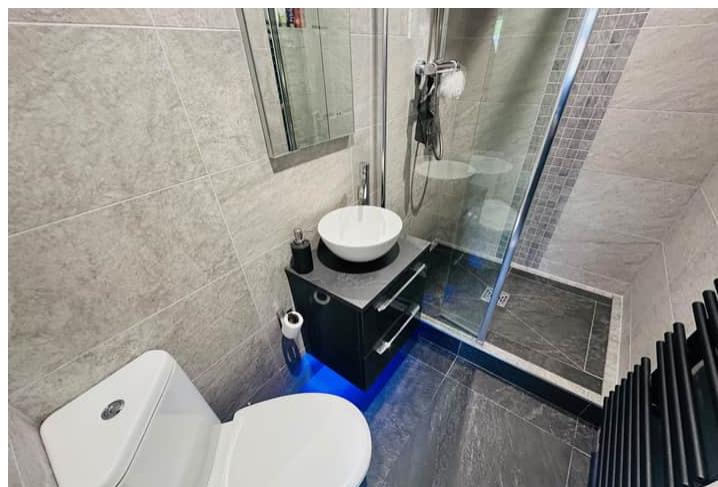
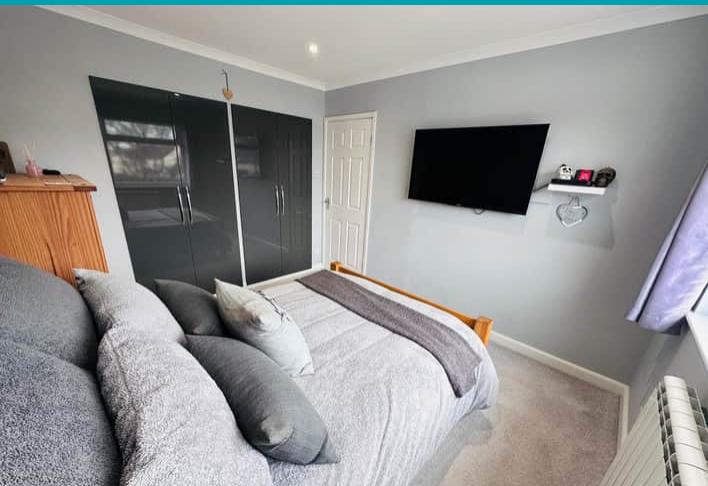
1 RECEPTION

**Shields
& Rutland**

PHOTOS



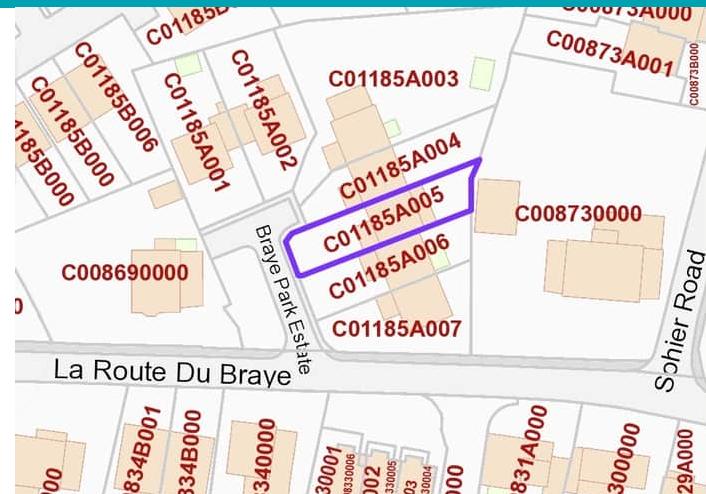
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

1.96m x 0.958m (6' 5" x 3' 2")

Living Room

4.473m x 3.974m (14' 8" x 13' 0")

Kitchen/Diner

5.10m x 4.31m (16' 9" x 14' 2")

Utility Room

1.934m x 1.326m (6' 4" x 4' 4")

Shower Room

2.314m x 1.29m (7' 7" x 4' 3")

First Floor Landing

4.00m x 3.468m (13' 1" x 11' 5")

Bedroom 1

3.496m x 2.99m (11' 6" x 9' 10")

Bedroom 2

3.48m x 2.49m (11' 5" x 8' 2")

Bedroom 3

3m x 2.36m (9' 10" x 7' 9")

Bathroom

2.472m x 2.071m (8' 1" x 6' 10")

Garden

To the rear of the property is a low maintenance garden laid completely to patio. There is a structure in place with the correct wiring for a hot tub.

Garage and Parking

In addition to a single car garage/workshop, parking is provided by a tarmac driveway. The front garden could easily be landscaped to provide further parking if required.

PRICE INCLUDES

Curtains, carpets, blinds and light fittings

SPECIAL FEATURES

- Excellent storage
- Immaculate condition
- Low maintenance
- Kettle tap

SERVICES

Mains drain, water and electricity. Bottle gas. uPVC double glazing.

APPLIANCES INCLUDED

Samsung fridge/freezer

Neff microwave oven

Neff single oven

Neff halogen hob/Smeg extractor

Integrated dishwasher

Wine fridge

Samsung washing machine

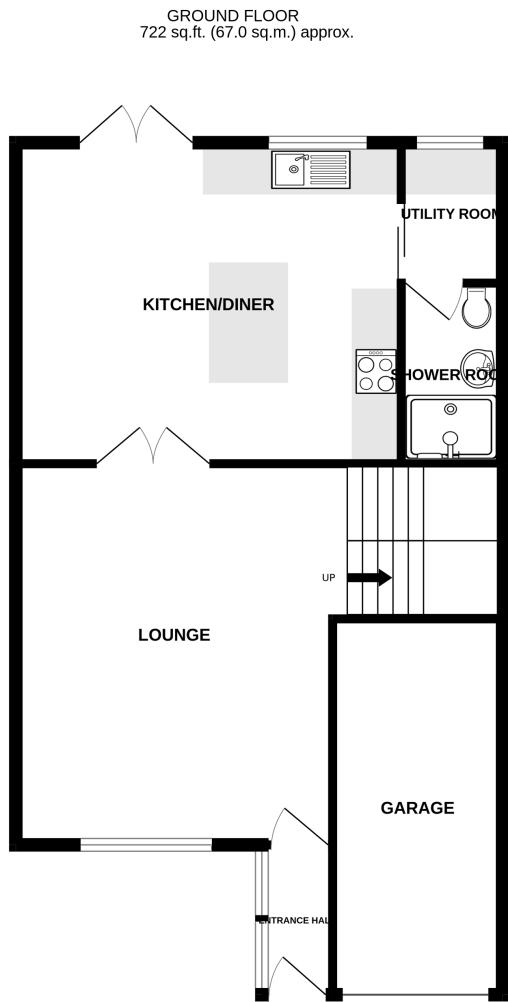
Blomberg tumble dryer

SCHOOL CATCHMENT

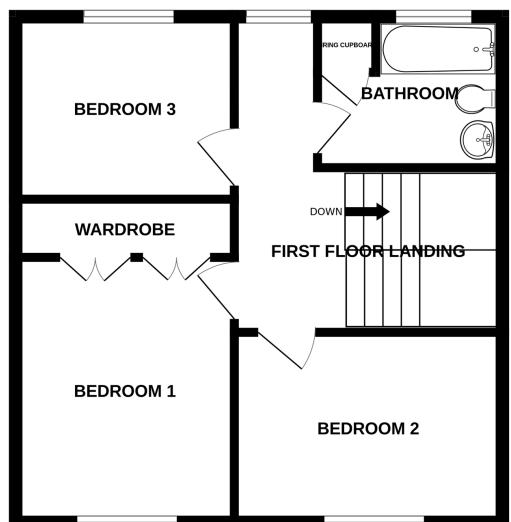
Vale Primary School

St Sampson High School

FLOORPLAN



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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OPENING DOORS SINCE 1993