



14 Tormead, Hythe SO45 5AW

paul jeffreys



14 Tormead, Hythe

A 3-STOREY END TOWNHOUSE WITH VIEWS ACROSS HYTHE TOWARDS SOUTHAMPTON WATER

Internally remodelled in recent years, gas central heating, double glazing, residents' lawn, parking for 2 cars

ACCOMMODATION

Entrance hall, kitchen/breakfast room, utility, shower room, lounge/dining room, bedroom 3/study, 2 double bedrooms, bathroom

ENTRANCE HALL Wood laminate flooring, radiator.

UTILITY ROOM c.2.52m x 2.52m (8'3" x 8'3"). 'Vaillant' wall mounted gas combination boiler for central heating and hot water, radiator, door to:

SHOWER ROOM Shower cubicle with 'Triton Rapide' electric shower, hand basin, low level WC suite, extractor fan, radiator.

KITCHEN/BREAKFAST ROOM c.4.37m x 3.33m (14'4" x 10'11"). Inset single drainer 1.5 bowl stainless steel sink unit with adjoining worktop, low level cupboards and space for washing machine and dishwasher. L shaped worktop with central space for cooker, having extractor over with adjoining range of wall cupboards, radiator, door to garden.

FIRST FLOOR

LANDING Storage cupboard.



LOUNGE/DINING ROOM c.5.49m x 4.34m (18' x 14'3" - 'L' shaped max. measurements). Wood strip flooring, wall mounted electric fire, radiator, TV point, views across Hythe to Southampton Water.

BEDROOM 3/STUDY c.3.28m x 2.62m (10'9" x 8'7"). Wood laminate flooring, radiator.

SECOND FLOOR

BEDROOM 1 c.4.37m x 3.30m (14'4" x 10'10"). Built in wardrobe cupboard, radiator, views across Hythe to Southampton Water.

BEDROOM 2 c.3.51m x 3.38m (11'6" x 11'1"). Radiator, built in cupboard.

BATHROOM Panelled bath with mixer taps & shower fitment, pedestal hand basin, low level WC suite, chromium towel radiator, linen cupboard.

OUTSIDE Driveway to the front allows parking for two cars and gives access to storage area (formerly part of the garage). Small garden to the rear, which has been designed for easy maintenance, with decked area and area of astroturf lawn and gives access to communal lawned area.

COUNCIL TAX BAND 'C' – payable 2020/21 - £1,650.20.

EPC RATING 'D'.

AGENT'S NOTE Maintenance charge towards the upkeep of the communal lawned area currently £205 pa.

GROSS SQUARE MEASUREMENTS 119.1 sq. metres (1,281.6 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, at the roundabout take 3rd exit into Upper Mullins Lane and take 3rd right into The Mead. Tormead is the 1st turning on the right the property being situated at the end on the left.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

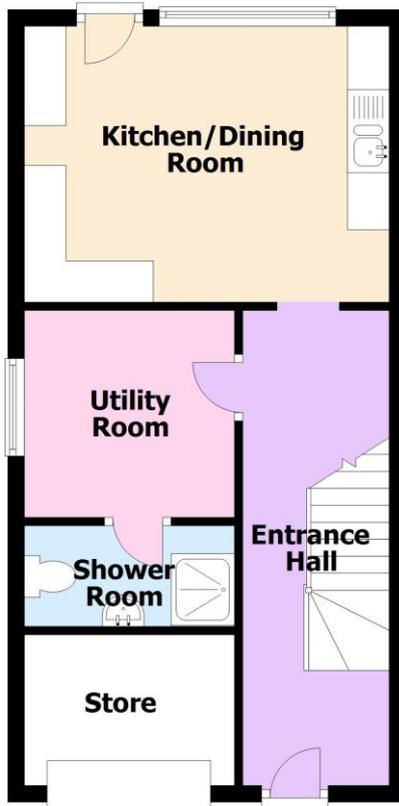
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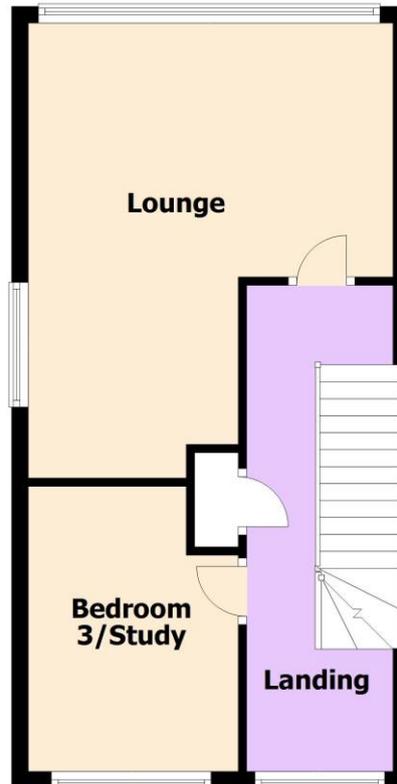
Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



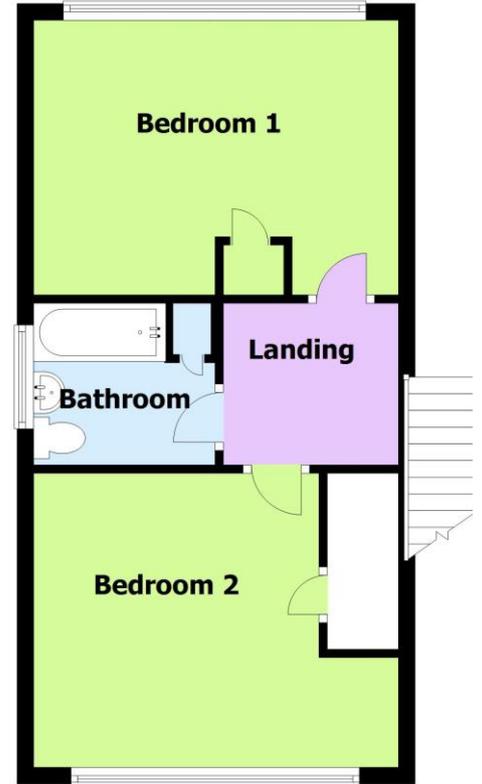
First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



Second Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 119.1 sq. metres (1281.6 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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