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0.75% +VAT for selling

£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



**18 Copperhurst Walk, Palm Bay
£ 229,995**



- Popular Palm Bay location
- Four bedroom family home
- Downstairs shower room
- Lounge/Diner
- Conservatory
- Two separate garages
- No onward chain
- Internal viewing essential

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed

Xpert Agents are pleased to be offering this 4 bedroom property on the increasingly popular Palm Bay estate, just a short walk from Palm Bay's picturesque beaches and cliff top walks. The property has been adapted by the current owners to maximise the available space. This family home has 4 good size bedrooms, family bathroom and downstairs shower room. The ground floor offers a large lounge/diner and conservatory which leads to a well maintained garden. At the rear of the garden there are two separate garages both with their own entrance from the garden which have power and lighting.

The property in our opinion has been well maintained by the current owners and comes to the market with no onward chain.

Entrance via UPVC Double glazed door to:

Entrance Hallway

Storage cupboard housing boiler, hardwood glazed door to:

Hallway

Stairs rising to first floor, under-stairs storage cupboard housing gas meter. Doors to lounge, kitchen and:

Downstairs Shower Room

Shower cubicle with power shower, pedestal wash hand basin, low level WC, tiled walls, heated towel rail, UPVC obscure double glazed window to front.

Lounge/Diner 21'4" x 12'0" (6.50m x 3.66m)

UPVC double glazed window to front, two single radiators, telephone point, UPVC double glazed patio doors to conservatory, hardwood glazed French doors to:

Kitchen 11'8" x 10'0" (3.56m x 3.05m)

Matching range of wall and base level units with single drainer sink unit inset to roll top work surface, gas hob inset to work surface with built in electric oven below and extractor fan over, tiles to splash back areas, space and plumbing for washing machine and dishwasher, space for fridge freezer, double radiator, two double glazed windows overlooking rear garden.

Conservatory 10'11" x 10'2" (3.33m x 3.10m)

Part Brick built conservatory with fan light windows and self cleaning blue tinted glass roof, French doors leading to rear garden.

First Floor Landing

Access to loft, doors to all bedrooms and family bathroom.

Bedroom 1 11'8" x 11'3" (3.56m x 3.43m)

Two UPVC double glazed windows to front, radiator.

Bedroom 2 10'10" x 9'2" (3.30m x 2.79m)

UPVC double glazed window to rear, radiator.

Bedroom 3 12'2" x 7'7" (3.71m x 2.31m)

UPVC double glazed window to front, radiator.

Bedroom 4 10'8" x 8'10" (3.25m x 2.69m)

UPVC double glazed window to rear, radiator.

Bathroom

Three piece suit comprising low level WC, pedestal wash hand basin, panel bath, part-tiled walls, heated towel rail, UPVC obscure double glazed window to rear.

Rear Garden

Patio area, step to lawned area. Access at rear of garden to two separate garages



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Garage 1

Accessed from the rear of the property, electric roller door, power and lighting, door providing access to rear garden.

Garage 2

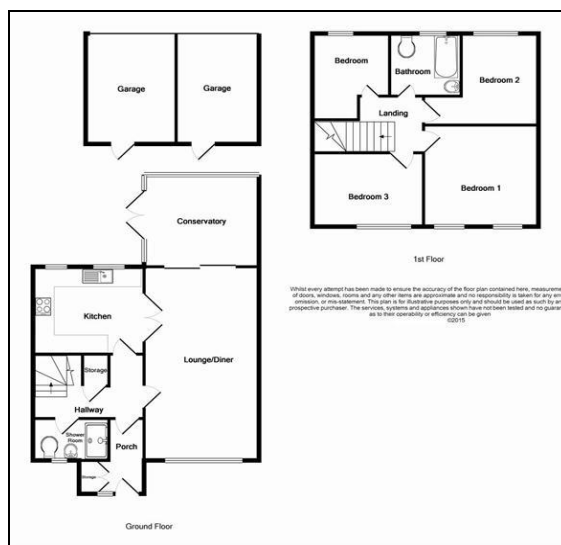
Accessed from the rear of the property, up and over door with power and lighting, door providing access to rear garden.



Energy Performance Certificate

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	87

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	67



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