

LV00100



Janet Evans

Levelwood

Spacious

3-bedroom bungalow

Elevated location

with large fertile plot

Price: £170,000

For more information or to arrange a viewing, please call **23255**, or email on PropertySales@tps.co.sh, or write to **The Property Shop, Alarm Forest**
Please quote Ref: **LV00100**

Property Description

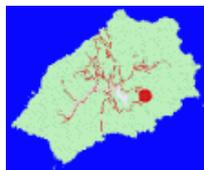
This property is designed with a modern open-plan layout and was built in 1983.

It is ideal for a small family with a penchant for the tranquillity of a rural location, while being in comfortable proximity to neighbouring houses and facilities.

To the rear of the house is plenty of space which provides opportunities for a kitchen garden and animal keeping.

It has two garages and a car port with inspection pit.

Its location provides easy access to Silver Hill and is on the public bus route from Levelwood to Jamestown.



Location

The property is situated on the north-western (upper) side of the main road from Woody Ridge to Silver Hill. It is close to the Levelwood Clinic and is accessed by a communal track serving two other properties. (See also [Google Map](#))

Detailed description

Inside

The property has two exterior doors. A double glass-panelled exterior door offers into the Lounge from the Patio. A second exterior half-glazed door leads to the rear of the house from the Kitchen.

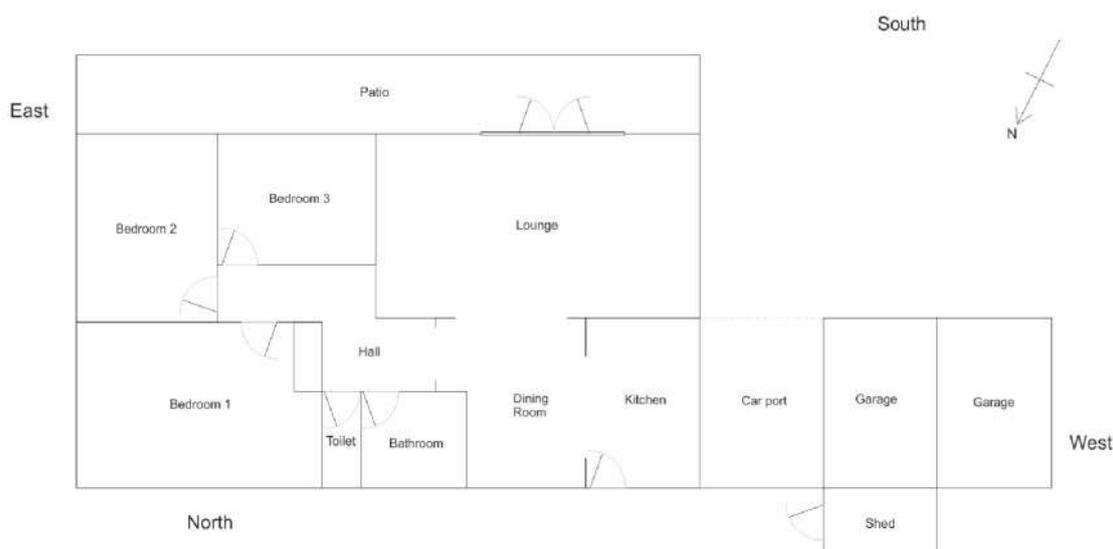
The exterior walls are built of rendered 6" concrete blockwork. All ceilings are painted masonite at a height of 8ft (2.4m). All internal floors are carpet tiles on concrete, and all doors (unless otherwise mentioned) and built-in fixtures are locally made using termite-resistant iroko wood. All walls are rendered and painted.

The Lounge has an open fireplace which is available for heating if required.

Hot water is provided by an electric water heater in the Kitchen and an electric shower unit in the Bathroom.

Lounge

7.4m x 4.0m space. Concrete floor with carpet tile covering. Fireplace with decorative seating/display area. Fan rose light fitting and four wall lights, all dimmable. Switch for Patio lights. Four double electric sockets. Telephone socket, TV aerial cable. Window to south-west. Exterior glazed door to Patio. Open archway to Dining Room.



Dining Room

3.4m x 3.6m space. Concrete floor with carpet tile covering. Fan rose light fitting and wall light. One double electric socket. Window to North-west. Open archway to Lounge, open archway to Kitchen, open archway to Hall.

Kitchen

2.4m x 3.6m space. Concrete floor with carpet tile covering. Fan rose light fitting. Built-in cupboards, sink unit with hot/cold taps, worktops, with electric cooker, fridge/freezer, microwave oven. Five double electric sockets. Window to north-west. Half-glazed exterior door to rear of house. Open archway to Dining Room.

Hall

4.6m x 2.2m S-shaped space (overall dimensions). Two wall lights with motion sensors. One single electric socket. Curtained cupboard space. Access to roof space. Open archway to Dining Room, interior doors to Bedroom 1, Bedroom 2, Bedroom 3, Toilet and Bathroom.

Toilet

2.2m x 0.9m space. Concrete floor with carpet tile covering. Ceiling rose light fitting with air extractor. Low-flush toilet suite, wash-hand basin with cold water tap and ceramic tile splashback. Window to north-west. Interior door to Hall.

Bathroom

2.2m x 2.4m space. Concrete floor with carpet tile covering. Fitted bath tub with cold water tap and ceramic tile wall surround, with electric shower over. Wash-hand basin with cupboard under and ceramic tile splashback. Wall mirror with light. Ceiling rose light with pull-switch. Fittings for washing machine. Washing machine. Window to north-west. Interior door to Hall.

Bedroom 1

3.4m x 4.2m space. Concrete floor with carpet tile covering. Built-in floor-to-ceiling wardrobes/cupboards. Fan rose light fitting. Three double electric sockets. Telephone socket, TV aerial connector. Window to north-east. Interior door to Hall.

Bedroom 2

4.0m x 3.0m space. Concrete floor with carpet tile covering. Fan rose light fitting. One double electric socket. TV aerial connector. Window to south-east. Interior door to Hall.

Bedroom 3

3.1m x 3.0m space. Concrete floor with carpet tile covering. Fan rose light fitting. One double electric socket. TV aerial connector. Window to south-east. Interior door to Hall.

Outside

The plot is five-sided, with the house erected towards the south-eastern border (facing Silver Hill). A parking area issues on to the communal track which leads to the public road joining Woody Ridge and Silver Hill.

The house is provided with a covered Patio to the south-east. The front of the house is mainly laid to lawn and productive garden, protected at the front by leafy hedge. There is also a chicken-coop to one side.

To the north-east side of the house is a duck pond, a concrete water butt, an outside tap, an exterior floodlight and access to the house's septic tank.

To the rear is a protective retaining wall, an outside shed, a water butt, a built-in barbecue station and two exterior floodlights. A door also provides access to the car port.

To the north-west is a car port with inspection pit, an outside tap and hose reel. There are two garages with corrugated iron roof and PIR-operated floodlight.

The roof of the house is made of asbestos panels. The north-western wall is fitted with an exterior security lamp and a local TV aerial. The grounds include various trees, shrubs and bushes, including fruit trees.



See also [Google Map](#)

Covered Patio (south-east facing)

14.2m x 1.8m patio, open on three sides, with concrete stanchions, ceramic tiled floor, two exterior floodlights, domestic ELCB.

Summary

Total footprint (not including pavements and driveways)

Total built area: 1,508 sq.ft (or 140 sq.m) – including patio
 Total floor space: 1,087 sq.ft (or 101 sq.m) – not including patio or walls
 (approximate only)

Gallery



▲ Lounge

Dining Room ▼

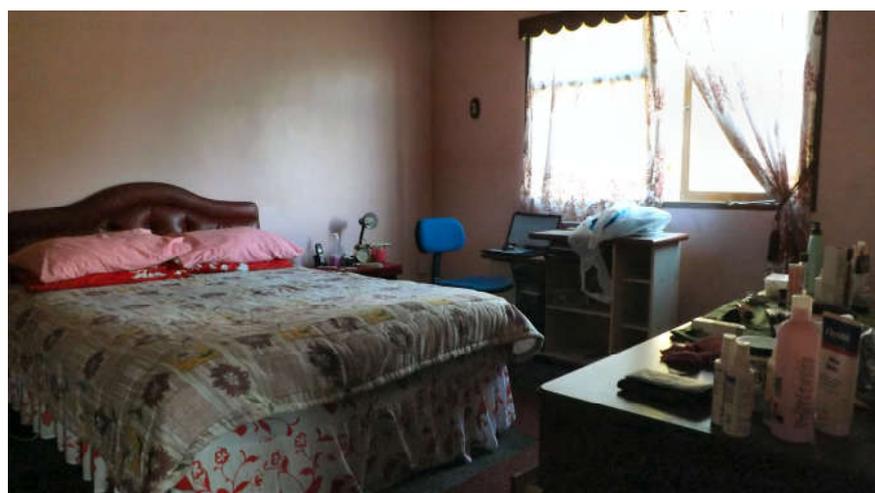




▲ Kitchen

Bedroom 1 ▼

Bathroom ▼



◀ Lounge (fireplace)

Note concerning fixtures, fittings and furnishings included in the sale

The property is offered for sale including only those fixtures and fittings specifically mentioned.

Land Registry details¹

The property for sale occupies the following plot:

Diana's Peak Ring Road Section, Parcel 144, 0.62 acres

- Title is Absolute, tenure is Freehold
- Appurtenance relates to ownership by the Trustees of the estate of a deceased.² Incumbrance relates to the right of the deceased's wife to occupy the house until no longer required.

Notes

Services: Water, electricity, telephone/internet, radio coverage, TV aerial installed. Sewerage services provided by own septic tank.

Furnishings: The house is currently available unfurnished other than fixtures and fittings mentioned, which are part of the sale.

Access: The property is served via a shared drive from the public track.³

Tenure: Freehold

Condition: The condition of the property is good, but in need of some decorative attention, particularly on the outside. The roof of the garages is in need of repair or replacement.

Viewing: By appointment with The Property Shop

Further information

Email: PropertySales@tps.co.sh

Telephone: (+290) 23255 or (+290) 63661

Please note: The information contained within these particulars has been approved by the vendor and/or his/her representative and is believed to be accurate. All measurements are approximate and for guidance only. The vendor reserves the right to remove any fixtures and fittings, floor coverings, curtains or appliances unless specific arrangements are made for their inclusion in the sale. None of the electrical, heating or plumbing systems have been tested.

¹ This information is an extract from documents held at the Land Registry and is provided for convenience only. Readers must not rely on this information in any legal sense. Please refer to the Land Registrar for definitive extracts.

² The property is being offered for sale by the Trustees of the estate.

³ The vendor asserts that there exists an Easement on the property which provides the vehicular access track, assuring a legally protected right of way for proprietors of this property.