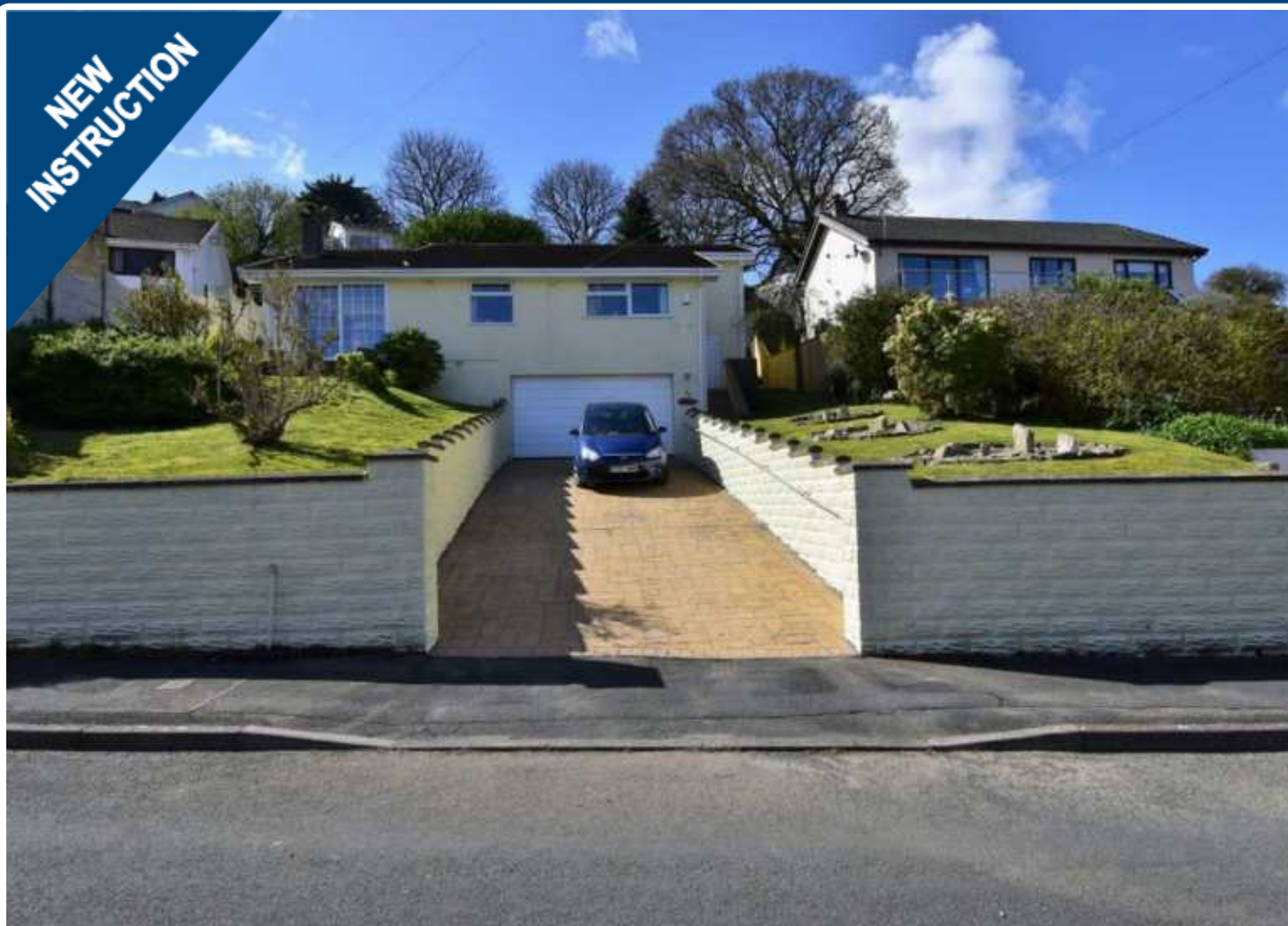


NEW  
INSTRUCTION



## **13 Ragged Staff, Saundersfoot SA69 9HT**

**Offers in the region of £425,000**

Well Presented 4 Bed Detached House  
Village, Coastal & Sea Views  
Garage, Parking + Garden  
Sought After Location, Walk to Beach and Shops  
Ideal Home or Investment

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**JB/WJ/76197/080421**

## **DESCRIPTION**

**\*\*\* DETACHED HOME WITHIN WALKING DISTANCE TO BEACH, HARBOUR AND SHOPS WITH COASTAL VIEWS\*\*\*** An opportunity to purchase a well presented detached four bedroom home with sea views, garage, gardens and parking. this spacious detached property is within a few minutes walk of the centre of the seaside resort of Saundersfoot with its superb beaches, pretty harbour and good range of local amenities. The property benefits from a modern fitted kitchen leading to a large bright lounge both with coastal views over the village of Saundersfoot, 4 bedrooms, master en-suite, together with a family bathroom. To the rear of the property is a large 30ft storage room, together with an additional storage and garage to the fore. Gardens surround this charming home and there is off road parking making it an ideal family home or investment property in an extremely sought after location. Saundersfoot offers many amenities including shops, restaurants and boutiques as well as the beaches and coastal walks.

## **ENTRANCE HALL**

11'4 x 5'5 (3.45m x 1.65m)  
Entered via double glazed door with matching side panel, timber laminate flooring, ceiling light, radiator, coved ceiling, door through to kitchen, further multi paned glazed door to lounge, stairs to first floor.

## **KITCHEN**

12'4 x 9' (3.76m x 2.74m)  
Timber laminate flooring, ceiling light, radiator, double glazed window to front with coastal and sea views, further double glazed window to side. The kitchen has part tiled walls, fitted with a range of modern fitted wall and base units with worktop over, 1½ bowl porcelain sink and drainer unit, built-in double electric oven, 4 ring electric hob with extractor over, integrated dishwasher, space for fridge/freezer, opening leading through to;

## **LOUNGE/DINER**

23' x 14'8 (7.01m x 4.47m)  
Spacious and bright room with coastal views, carpet, inset ceiling light, coved ceiling, double glazed window to front with lovely coastal views, double glazed multi paned patio doors leading to the front patio with coastal views, double glazed patio doors to rear leading to the patio area and rear garden, feature stone fireplace with inset gas fire, two radiators.

## **FIRST FLOOR LANDING**

Carpet, ceiling light, access to loft, radiator, airing cupboard with radiator and shelving, doors to;

## **BATHROOM**

6'9 x 5'8 (2.06m x 1.73m)  
Vinyl flooring, ceiling light, heated towel rail, kidney shaped panel bath with shower over, low level WC, pedestal wash hand basin, part tiled walls.

## **BEDROOM 1**

12'4 x 11'6 (3.76m x 3.51m)  
Carpet, ceiling light, radiator, double glazed window to rear, double glazed window to side leading to the rear garden, three fitted wardrobes along one wall, door leads through to;

## **EN-SUITE SHOWER ROOM**

6'10 x 5'7 (2.08m x 1.70m)  
Modern en-suite with tiled flooring, ceiling light, heated towel rail, obscure double glazed window to side, enclosed shower cubicle, low level WC, pedestal wash hand basin, tiled walls.

## **BEDROOM 2**

10'11 x 9'11 (3.33m x 3.02m)  
Carpet, ceiling light, radiator, double glazed window overlooking the rear garden, double fitted wardrobes.

## **BEDROOM 3**

12'1 x 6'9 (3.68m x 2.06m)  
Carpet, ceiling light, radiator, double glazed window to side, fitted wardrobes.

## **BEDROOM 4**

8'4 x 7'4 (2.54m x 2.24m)  
Carpet, ceiling light, radiator, double glazed window to rear, fitted wardrobes.

## **STORAGE ROOM**

30'4 x 14'1 (9.25m x 4.29m)

A large storage room is accessed via door from the rear garden, power connected.

## **LAUNDRY ROOM**

To the front of the property with power connected, plumbing for washing machine.

## **GARAGE**

Power connected, electric garage door.

## **EXTERNALLY**

To the rear of the property are patio areas, large lawn area with hedge boundaries and a range of mature shrubs. To the front is a patio area with sea and coastal views, garden to both sides of the paved driveway providing off road parking.

## **SERVICES**

Mains services are connected to the property.

## **VIEWING**

By appointment with the selling Agents on 01834 842 859 or e-mail [tenby@johnfrancis.co.uk](mailto:tenby@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **FACEBOOK & TWITTER**

Follow us on twitter  
[@JohnFrancisTen](https://twitter.com/JohnFrancisTen) or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

We are advised that the property is Freehold

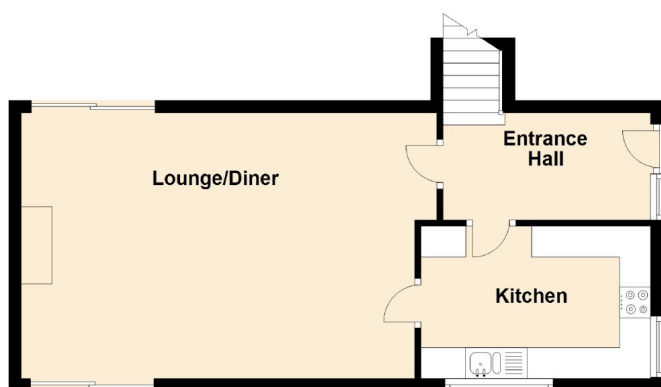
## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

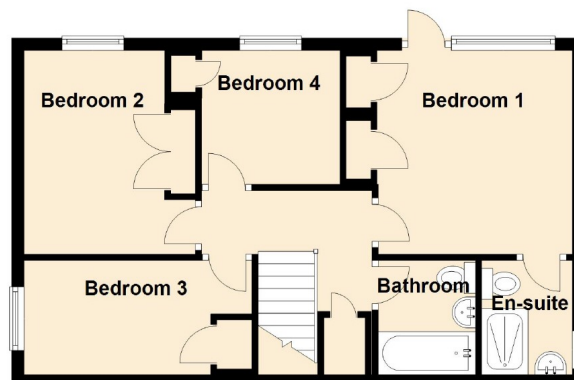
## **DIRECTIONS**

After the New Hedges roundabout turn right in towards Saundersfoot on Sandyhill Road. As you drop down towards the village, turn left into Ragged Staff and the property can be located on the left.

Ground Floor



First Floor



Measurements are approximate.  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**John.  
Francis**