



Stratton House, Picton Road, Tenby

Offers In Region Of £645,000

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Chandler Rogers is delighted to present to the open market Stratton House; a spacious and immaculately presented modern townhouse, with the coveted benefit of large integral garage and walled garden. This superb family home was built by the current owner approximately thirty years ago to the highest specification and has been lovingly maintained. The accommodation briefly comprises Entrance Hall, Garage with Workshop, Utility, WC and Shower Room on the Ground Floor, Lounge and Kitchen/Dining Room on the First Floor, Three Bedrooms and Family Bathroom on the Second Floor, with a versatile Loft Room with En Suite WC currently used as a Fourth Bedroom on the Third Floor. Ideally situated on a quiet side street in Tenby town, less than 200m from the seafront and the town's centre, which boasts a number of picturesque beaches, shops, restaurants and has a golf course nearby. The local schools, leisure centre and train station are also within a short walk.





THE PROPERTY

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Entrance Hall

Enter through glazed door into Hallway. Stairs to First Floor. Connecting door to the Garage/Workshop. Tiled floor.



Garage/Workshop

10.26m x 5.87m (33'8" x 19'3")

Electric roller door to front. There is ample room to park a car and extra space for a workshop area at the rear. Parking area space approx. 14'3 x 12'7. Workshop space approx. 19'3 x 10'3. Doors to Hall, Shower Room, WC and Utility. Glazed uPVC door to rear giving access to the Garden. Quarry tiled floor.



Utility Room

5.69m x 3.05m (18'8" x 10'0")

Window to rear. Inset double stainless steel sink with mixer tap and drainer. Space and connection for washing machine, tumble dryer and freezer. Wall mounted Worcester gas combi boiler and FlowCyl pressurised hot water system. Quarry tiled floor.

Cloakroom

Frosted window to rear. Fitted with WC and wash hand basin. Part tiled walls. Quarry tiled floor.

Shower Room

Mains shower in glazed enclosure, perfect for getting the sand off after a day at the beach. Part tiled walls. Quarry tiled floor.



First Floor Landing

Window to front. Doors to Lounge and Kitchen/Dining Room. Stairs to Second Floor.

Lounge

5.82m x 5.54m (19'1" x 18'2")

Two large windows and two large skylights to the rear. Electric flame effect fireplace with marble hearth and surround. Wall and ceiling lights. Oak flooring.

Kitchen/Dining Room

6.02m x 3.71m (19'9" x 12'2")

Large bay window to the front. Fitted with a range of wall and base units with matching worktop. Quality integral appliances comprising electric eye level double oven and grill, NEFF electric four ring hob with extractor over, dishwasher, and under counter fridge. Inset 1.5 stainless steel sink and drainer. Ample space for family sized dining suite and free standing fridge/freezer. Part tiled walls. Tiled floor.



Second Floor Landing

Doors to all rooms.

Master Bedroom

4.27m x 3.84m (14'0" x 12'7")

Large window to rear. Oak flooring.

Bedroom 2

4.17m x 2.77m (13'8" x 9'1")

Window to front.





Bedroom 3

3.05m x 2.95m (10'0" x 9'8")

L shape room with window to front. Stairs to Loft Room

Bathroom

Frosted window to rear. Fitted with matching suite comprising cast iron bath, mains shower in separate large cubicle, pedestal wash hand basin with shaving light, bidet and W.C. Fully tiled floor and walls. Extractor

Loft Room

5.84m x 3.02m (19'2" x 9'11")

Velux to the front with access to the parapet, and another Velux to the rear. Door to En Suite WC. Currently used by the current owner as an additional bedroom, this versatile room would equally suit use as a home office or games room. Doors to eaves storage spaces with integral lighting.



WC

Fitted with matching suite comprising WC and wash hand basin in vanity. There is potential to add an additional shower here should you wish. Vinyl flooring. Extractor.

Externally

The South-Westerly facing rear garden is mostly laid-to-lawn, with planting borders and a raised block paved section at the rear. A paved patio provides a lovely spot for al fresco dining and relaxing.

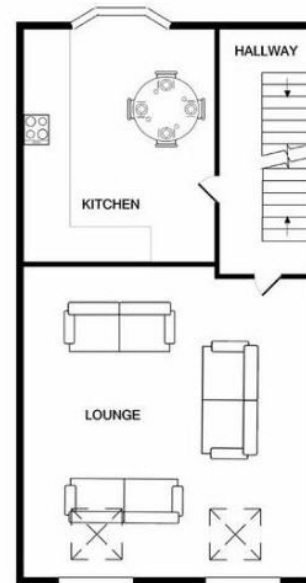
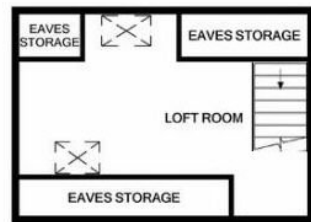
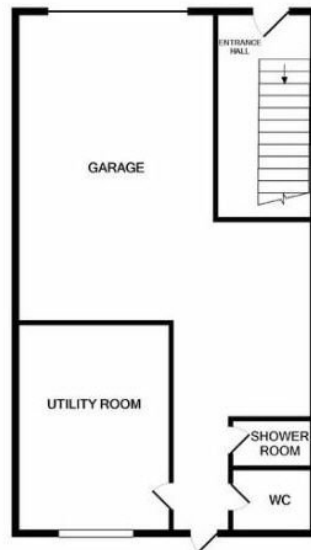
Property Information

We are advised the property is Freehold, with all mains services connected. Council Tax Band F. Gas central heating. A FlowCyl pressurised hot water system ensures the water pressure remains at an excellent level to all four storeys. Stratton House also benefits from a low maintenance plastic drainage pipework system.



Directions

From our office proceed on foot through the Five Arches and turn right. Continue for a few hundred yards then cross the road into Trafalgar Road. After a short distance take the first left turn into Picton Road. Stratton House will be found on the right after a short distance.



TOTAL APPROX. FLOOR AREA 2161 SQ.FT. (200.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		

Registered Office: Boston House • Upper Frog Street • Tenby • Pembrokeshire • SA70 7JG
Tel: 01834 849090 • Email: info@chandlerrogers.co.uk

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