



12 OAKLANDS

LOWESTOFT ROAD REYDON, SOUTHWOLD, IP18 6RY



Set within the sought-after Oaklands development in Reydon, this well-presented bungalow is exclusively available to the over 60's, offering comfortable, low-maintenance living in a lovely and friendly community setting

The accommodation is thoughtfully arranged for ease and has been recently renovated by the current owners, the hallway provides access to all principal rooms and includes useful airing cupboard. The spacious lounge, measuring over 14ft in length, enjoys a bright and airy feel with ample space for both relaxing and dining. To the front of the property is the second bedroom, beyond this is the principal bedroom which overlooks the rear and benefits from built in wardrobe space. The kitchen is conveniently positioned and well-proportioned, offering a practical layout.

A new shower room has been fitted with a walk-in shower, wash basin, and WC, designed for ease of use and accessibility. Externally, the property is complemented by a detached garage, providing additional storage or secure parking.

The Oaklands development is known for its well-maintained surroundings and community atmosphere, ideally located within easy reach of Reydon's local

amenities, with the coastal town of Southwold just a short distance away. This is an excellent opportunity to acquire a manageable and conveniently arranged home in a desirable retirement setting. Reydon is a popular village adjacent to the coastal town of Southwold and provides a number of shops, a public house and medical centre with Southwold offering an abundance of local shops, restaurants and coastal attractions.

TENURE

Leasehold - a 99 year lease was granted 10th August 1995. The current ground rent is £182.18 and service charge is £1,597.29 per annum.

SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

LOCAL AUTHORITY

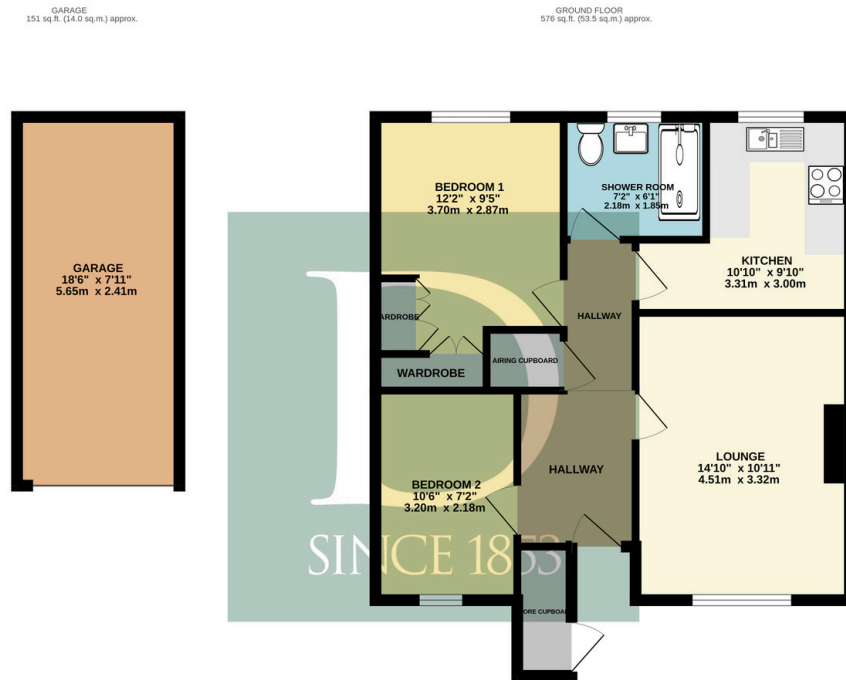
East Suffolk Council. Band D





SINGLE GARAGE

FLOOR PLAN



TOTAL FLOOR AREA: 727 sq. ft. (67.5 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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