



Sunkizt, Simpson Cross

£225,000 Freehold

Well-proportioned three-bedroom link-detached home in Simpson Cross with garage, driveway, spacious gardens, and easy access to coast, schools, shops, and transport links. Ideal for families.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Garage & off-road parking
- Ideal family home
- 3 Bedrooms
- Sought after location
- Enclosed rear garden

Hallway

uPVC door with glass panel insert, vinyl flooring, stairs

Kitchen

Matching base and wall units, vinyl flooring, under stair storage, double glazed uPVC window to the rear, uPVC door to the rear

Living Room

Vinyl flooring, double glazed uPVC window to the front

Landing

Fitted carpet, double glazed uPVC window to the side

Bathroom

Part tiled walls, bath with overhead shower, hand basin, low flush toilet, double glazed uPVC frosted window to the rear

Bedroom 1

Fitted carpet, double glazed uPVC window to the rear

Bedroom 2

Fitted carpet, double glazed uPVC window to the front

Bedroom 3

Fitted carpet, double glazed uPVC window to the front

Garage

Manual up & over door, electric



Floor 0



Floor 1

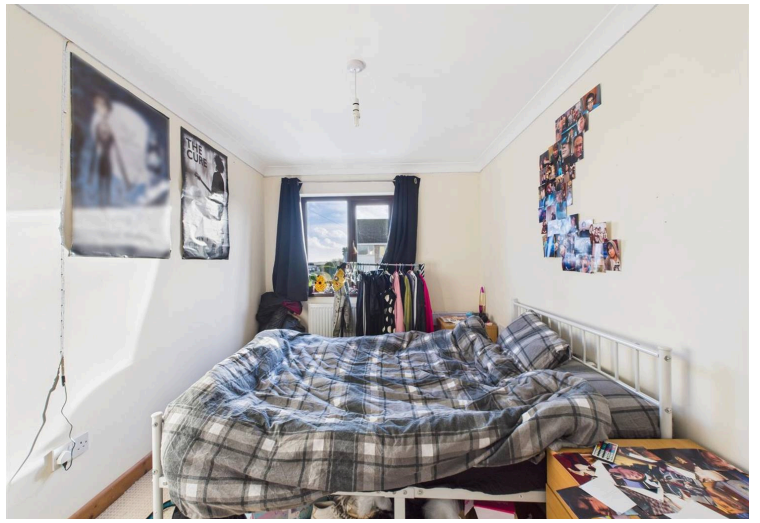


Approximate total area⁽¹⁾
95.7 m²
1030 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		59	77
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	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			
		50	68
England, Scotland & Wales			
		EU Directive 2002/91/EC	