



59 Fleming Way, Neyland

£140,000 Freehold

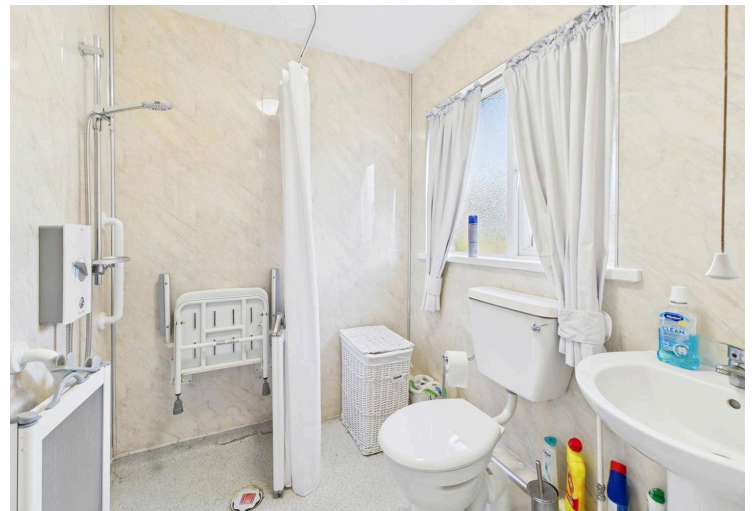
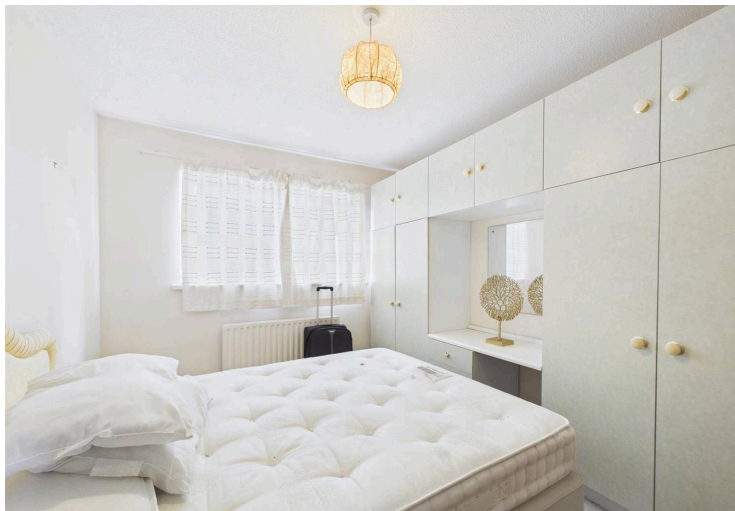
2-bedroom terraced bungalow in Neyland. In need of updating, ideal for investors or first-time buyers. Convenient location near amenities and coast. Great renovation potential.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance porch

uPVC door with glass panel insert and side light, fitted carpet

Hallway

uPVC door with glass panel insert, fitted carpet

Lounge / Dining room

Spacious lounge/dining room with sliding doors, fitted carpet, uPVC double glazed window to rear

Kitchen

Double glazed uPVC window to the front, Vinyl flooring, matching base and wall units, integrated gas hob and cooker

Wet room

Shower panel walls, Vinyl wet room flooring, low flush toilet, hand basin, frosted double glazed uPVC window to the front

Bedroom 1

Double glazed uPVC window to the rear, fitted carpet, fitted storage

Bedroom 2

Double glazed uPVC window to the front, fitted carpet

Garage

Single garage with up and over door



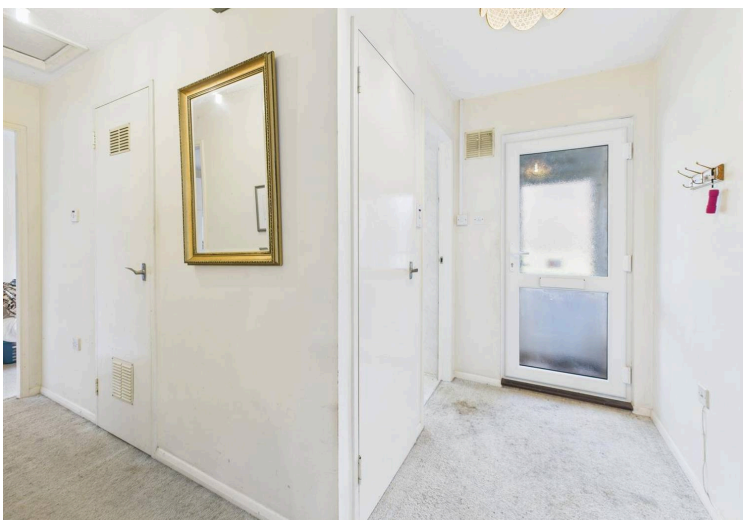
Approximate total area⁽¹⁾
60.5 m²
652 ft²

(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			
		73	88
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			
		72	88
England, Scotland & Wales			
		EU Directive 2002/91/EC	