



SOUTHWOLD  
SAXMUNDHAM

EST. 1993

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SOUTHWOLD  
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ESTATE AGENTS



**28 OAKLANDS REYDON**  
**GUIDE PRICE £279,950 LEASEHOLD**

Located Within Oaklands Retirement Complex

Porch Entrance Hall Kitchen/Dining Area Sitting Room

Bedroom With En-suite Shower Room Cloakroom

Two First Floor Bedrooms Bathroom

Single Garage Communal Gardens

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

#### THE PROPERTY

Number 28 Covert Road is a link detached house situated on the edge of the popular Oaklands retirement complex. The properties are grouped around the main house, which offers ongoing support such as upkeep of gardens and communal areas, maintenance and repair of external structures, comprehensive insurance of the buildings and contents of the common areas, window cleaning, regular re-decoration of the building exterior; restaurant facilities, cleaning and transport. Potential purchasers must be over the age of 55. The property was constructed approximately 15 years ago and being on the edge of the complex offers the feeling of independence.

Main benefits include light and airy accommodation, double glazed windows and doors, a garage and pleasant communal gardens.

The accommodation comprises a porch, entrance hall, sitting room, kitchen with dining area, ground floor bedroom with en-suite shower room and cloakroom. To the first floor are two further double bedrooms and a bathroom. The gardens are communal, the cost of maintaining them is covered by the service charge.

#### LOCATION

Number 28 Covert Road is situated on the edge of the Oaklands retirement complex, less than a mile from the ever popular town of Southwold.

A wide range of services are provided from the main house at additional cost, including a courtesy bus, meals, hairdressing and other social events.

Oaklands provides an idyllic setting for retirement. The wooded site has been carefully developed in order to retain as many mature trees as possible.

The beauty of the site, the high standard of accommodation and the proximity of Southwold combine to make Oaklands a development made for contented retirement.

#### DIRECTIONS

On leaving the agents Southwold office, head out of the town taking the first turning to the right, Lowestoft Road. At the fork turn left into Covert Road and the property can then be found after a short distance on the right hand side.

The accommodation in more detail comprises:

#### ACCOMMODATION

A half glazed entrance door opens to the:-

#### PORCH

With double glazed window to front aspect; wall light point; half glazed door to:-

#### ENTRANCE HALL

14ft 7in x 11ft 5in.

4.46m x 3.50m

Double glazed window to front aspect; radiator; wall mounted heating thermostat; emergency lighting; coved and textured ceiling; staircase to first floor accommodation; two ceiling light points; fitted carpet.

#### KITCHEN/DINING AREA

23ft 5in x 9ft 10in.

7.14m x 3.00m

Double glazed window to front aspect; double glazed French doors to side opening to the garden; 1½ bowl inset sink with mixer tap; a good range of base, display and wall mounted units in white; work surfaces and tiled splash backs; cooker space; plumbing for washing machine and dishwasher; fridge space; wall mounted Ideal gas fired boiler for central heating and domestic hot water; coved and textured ceiling; ceiling light point; ceramic tiled flooring to the kitchen area and fitted carpet to the dining area; TV point; telephone point; two radiators.

#### CLOAKROOM

Double glazed window to rear aspect; low level w.c.; pedestal wash basin with tiled splash back; radiator; coved and textured ceiling; wood effect flooring.

#### BEDROOM 1

13ft 2in x 8ft 4in.

4.01m x 2.56m

Double glazed window to rear aspect; a good range of built in wardrobe cupboards; radiator; coved and textured ceiling; TV point; ceiling light point; fitted carpet; door to:-

#### EN-SUITE SHOWER ROOM

Double glazed window to rear aspect; fully tiled shower cubicle with wall mounted shower and screen; low level w.c.; pedestal wash basin with tiled splash back; radiator; shaver socket; coved and textured ceiling; ceiling light point; extractor fan; wood effect flooring.

#### SITTING ROOM

14ft 8in x 11ft 7in.

4.48m x 3.55m

Double glazed window to front aspect; radiator; TV point; telephone point; coved and textured ceiling; fitted carpet.

#### FIRST FLOOR

Stairs from the entrance hall lead to the:-

#### LANDING

With Velux style window to the front aspect; loft access hatch; built in shelved airing cupboard housing the hot water cylinder; ceiling light point; fitted carpet; door to:-

#### BEDROOM 2

13ft 9in x 12ft.

4.20m x 3.65m

Double glazed dormer style window to the front aspect and further double glazed window to the side; radiator; a good range of built in wardrobe cupboards; TV point; telephone point; ceiling light point; fitted carpet.

#### BEDROOM 3

14ft 1in x 9ft 11in.

4.29m x 3.03m

Double glazed dormer style window to the front aspect and further double glazed window to the side; radiator; a good range of built in wardrobe cupboards; TV point; telephone point; ceiling light point; fitted carpet.

#### BATHROOM

8ft 4in x 7ft 5in.

2.54m x 2.26m

Velux style window to rear aspect; fully tiled shower cubicle with wall mounted shower; panelled bath; low level w.c.; vanity style wash basin with tiled splash back; radiator; shaver socket; extractor fan; ceiling light point; fitted carpet.

#### GARAGE

With up and over door, power and lighting.

#### OUTSIDE

Paved patio to the side, outside water supply, borders containing mixed planting and lawn to the front and side which is cared for by the management company.

LOCAL AUTHORITY  
East Suffolk Council.

BANDING  
D

ENERGY PERFORMANCE RATING  
C

SERVICES  
We understand all mains services are connected.

LEASE  
99 years from 2002.

SERVICE CHARGE  
£1608.67 per annum.

GROUND RENT  
£261.06 per annum.

VIEWING  
Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3958

AWAITING

FLOOR PLAN