LetsMove









27 The Larches, Newport, TF10 7SH

£210,000

A hidden gem tucked at the end of The Larches cul-de-sac, this delightful property features two large double bedrooms, a family bathroom and a cozy living room. It is being sold with no onward chain and would make an ideal addition to your property portfolio!

Entrance Hall
A cozy entrance hall welcomes you with stairs ascending to the first floor and direct access to the inviting ground-floor living room.

Lounge
A generously sized, front-facing living room featuring a large UPVC double-glazed window that fills the space with natural light, complemented by a radiator for year-round comfort and a convenient built-in storage cupboard.

Kitchen Diner
The kitchen is well-equipped with a range of fitted wall and base units, complemented by integrated appliances including a gas oven and hob with an overhead extractor hood. There's plumbing in place for both a dishwasher and washing machine, along with a stylish sunken one-and-a-half bowl sink with drainer. Practical tiled flooring and tiled splashbacks enhance both function and style. A spacious area easily accommodates a dining table and chairs, while a large window offers a pleasant view into the conservatory, with direct doorway access for added convenience.

Conservatory
A bright and generously proportioned conservatory featuring glazed sides that flood the space with natural light, and elegant French doors that open out to the garden—perfect for relaxing or entertaining.

Stairs and Landing
Straight staircase leading to the first floor and L-shaped landing.

Bedroom One
A spacious double bedroom positioned at the front of the property, featuring a large UPVC double-glazed window that allows for plenty of natural light. The room also benefits from fitted wardrobes with stylish sliding wooden doors and a useful over-stairs storage cupboard.

Bathroom
A well-proportioned bathroom fitted with a classic wood-panelled bathtub and an overhead electric shower unit, complemented by a pedestal wash basin and a low-level flush WC. A frosted UPVC double-glazed window provides privacy while allowing natural light, with additional features including a ceiling light fitting and a radiator for comfort.

Dressing Area
Stairs leading to the second bedroom; a versatile space that could easily serve as a dressing area, home office, or guest room, depending on your needs.

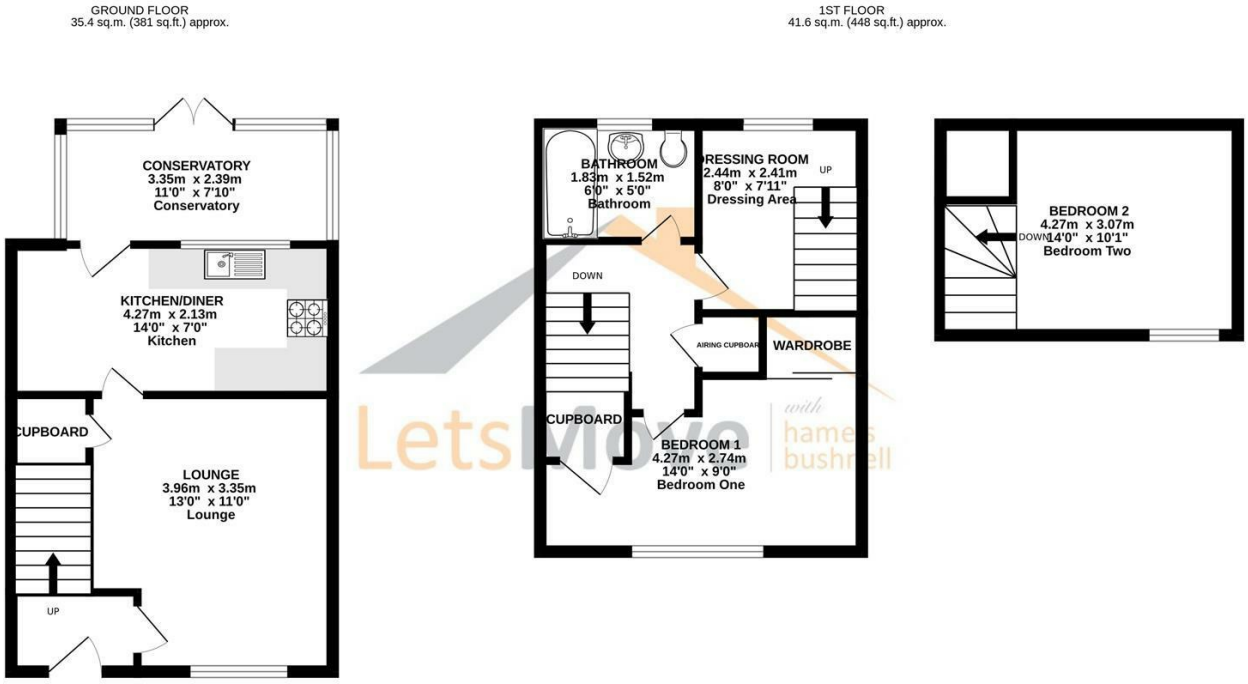
Bedroom Two
Situated on the top floor, this spacious double bedroom features attractive wood laminate flooring, characterful gabled ceilings, and a Velux window. Additional highlights include two ceiling light fittings and a radiator, ensuring comfort and style throughout.

Garden
The property boasts a relatively low-maintenance rear garden, featuring a combination of patio and gravelled areas—ideal for outdoor dining or relaxing. A wooden gate provides convenient access to the rear of the property.

Driveway
To the front of the property, a paved driveway offers off-road parking for two cars, providing both convenience and practicality.

Agent Notes
Please note, the property is currently tenanted with students. The property is offered for sale as a going concern including the furnishings and white goods.

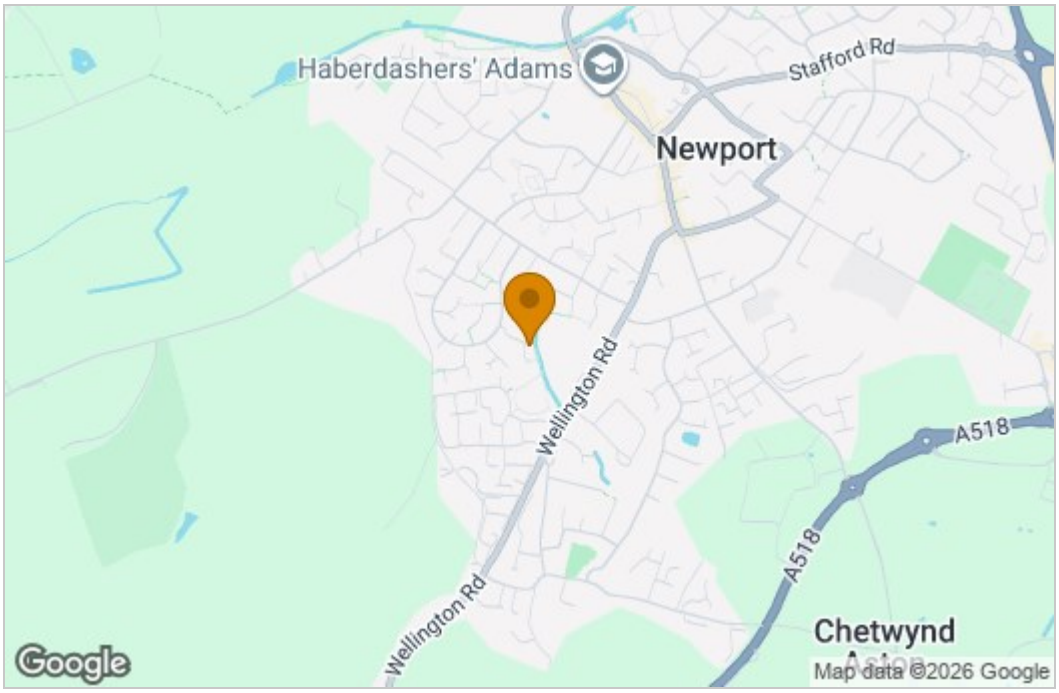
Floor Plan



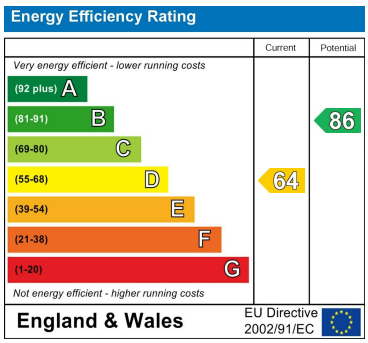
TOTAL FLOOR AREA : 77.0 sq.m. (829 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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