



**18 Incline Way  
Saundersfoot  
Pembrokeshire  
SA69 9LX**

**Offers in Excess of £258,000**

**bettermove**

# Incline Way Saundersfoot

Bettermove are proud to present this 2 bedroom semi-detached Bungalow in Saundersfoot, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and the garage. The council tax band is D.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

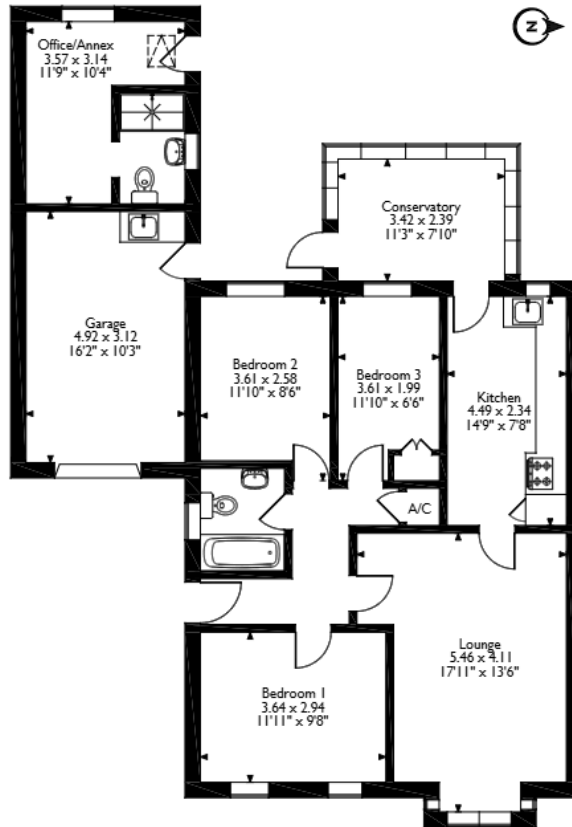
The interior of this property comprises a spacious living room, the fitted kitchen & conservatory, three bedrooms and the family bathroom. The exterior boasts a private rear garden, double garage and an office with WC, perfect for enjoying the summer months.

Located in the popular village of Saundersfoot, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Saundersfoot Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Incline Way, Saundersfoot  
 Approximate Gross Internal Area  
 Main House = 78 Sq M/840 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Annex = 11 Sq M/118 Sq Ft  
 Total = 104 Sq M/1119 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)