



### OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

## 10 good reasons to choose DMA

- \* Open 7 days a week.
- \* Filey's longest established family run independent estate agency.
- \* Prompt efficient friendly service.
- \* 360° virtual tours and floor plans.
- \* Free advertising: no sale - no charge.
- \* Free no obligation market valuation.
- \* Free accompanied viewing.
- \* Dedicated sales progression.
- \* Prominent town centre location.
- \* Modern walk-round self selection display.

RESIDENTIAL  
SALES

**DMA** ESTATE  
AGENTS

COMMERCIAL  
SALES

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ESTABLISHED 1992



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# DMA

ESTATE  
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17 PERRAN COURT, THE BAY, FILEY YO14 9GJ



Leasehold £149,950

### FEATURES

- \* Ideal holiday home / investment property available fully furnished.
- \* Two bedroom terrace house, currently run as a successful holiday let.
- \* Located on a modern holiday village just south of Filey with easy access to the beach.
- \* Situated on the stunning Yorkshire coast, The Bay is ideal for visits to all the areas of local interest including Scarborough, the North York Moors and York.
- \* On site facilities including spa leisure complex with indoor heated swimming pool, tennis court, public house, pharmacy and convenience store.
- \* Gas central heating.
- \* Upvc double glazed windows.
- \* Small patio area.
- \* Off road parking.
- \* Communal gardens.
- \* No onward chain.
- \* EPC Rating: C.
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Separate WC.  
Kitchen / Dining / Living Room.

FIRST FLOOR: Two Bedrooms. Bathroom.

OUTSIDE: Off road parking. Patio area. Communal gardens.

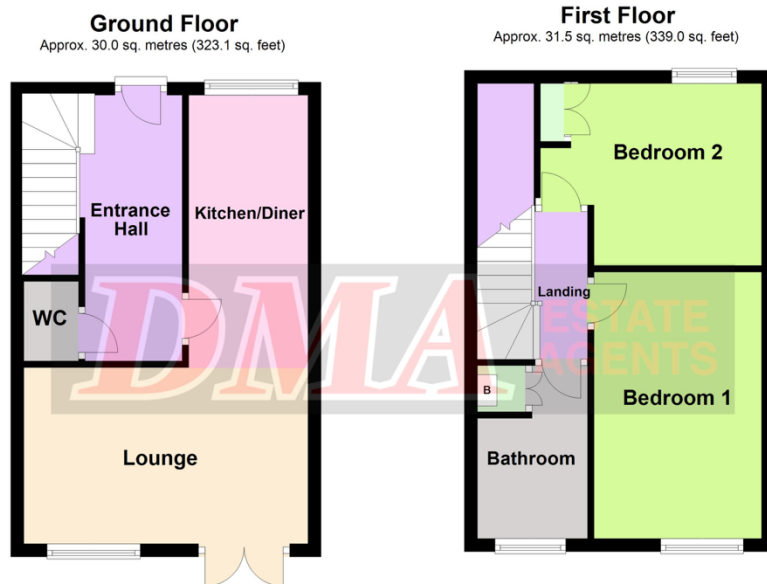
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17 PERRAN COURT, THE BAY, FILEY

**Front Door to:**

**Floor Plan:**



Total area: approx. 61.5 sq. metres (662.2 sq. feet)

Please note this floor plan is only a guide and not to scale.  
Plan produced using PlanUp.

**17 Perran Court, The Bay, Filey**

**ENTRANCE HALL**

Radiator. Understairs cupboard.

**CLOAKROOM**

Handbasin and wc. Extractor fan.



**OPEN PLAN LOUNGE / KITCHEN / DINING AREA**

**LOUNGE**

**2.69m x 4.67m (8'10" x 15'4")**

Laminate flooring. Radiator. Upvc double glazed window. **Upvc patio doors.**



**KITCHEN / DINING AREA**

**2.48m x 2.89m** (8'2" x 9'6")

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards and worktops over. Matching wall cupboards. Built-in electric oven and hob with extractor fan over. Integrated 'fridge, dishwasher, microwave and automatic washer dryer. Laminate flooring. Spotlights. Radiator. Upvc double glazed window.



**FIRST FLOOR:**

**BEDROOM TWO**

**2.84m x 2.54m** (9'4" x 8'4")

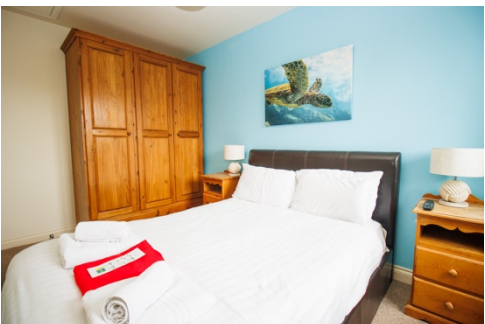
Built-in cupboard. Radiator. Upvc double glazed window.



**BEDROOM TWO**

**2.59m x 4.03m** (8'6" x 13'3")

Radiator. Upvc double glazed window.



**BATHROOM**

**2.84m x 2.54m** (9'4" x 8'4")

'P' shaped bath with mixer shower and screen. Handbasin and WC. Large walk-in cupboard housing gas combination boiler to radiators. Laminate flooring. Chrome ladder radiator. Upvc double glazed window.



**OUTSIDE:**

Patio area. Resident parking facilities. Communal gardens.

**TENURE:**

Leasehold  
Maintenance: 999 years from 2008.  
Approx £393.00per month.

**DIRECTIONS:**

Take the A165 from Filey towards Bridlington and The Bay is located on the left after approximately three miles, just after Primrose Valley. Proceed straight into the development turning left at the roundabout. Take the first right on Talisker Walk. The road goes round onto Perran Court. The property is located left hand side.

**Viewing strictly by appointment only through DMA Estate Agents**