



£139,950
TAKARUNGA
Presently lying at Sunbury

Takarunga

We are pleased to offer for sale this recently refurbished two bedroom spacious houseboat arranged over two floors and presently lying at Sunbury. The sale is for the boat only and the prospective purchaser would have to organise a suitable mooring to move the vessel to.

The houseboat itself is designed in a reverse living style with triple aspect lounge leading out to a fully enclosed conservatory, modern fitted kitchen and bathroom, two double bedrooms, large entrance hallway and decked outside seating area and walkway. There is a conventional central heating radiator system with electric boiler and a 240 volt supported electric circuit for all usual household appliances. Viewing is strongly recommended to fully appreciate the size and character this boat has to offer.

Double opening sealed unit multi lever locking doors opening into...

Double Aspect Entrance Hall, double panelled radiator, cupboard housing the inboard batteries, consumer unit and two inverters. Sealed unit double glazed windows, ample power points.

Door leading to the...

Bathroom which comprises a panel enclosed bath with electric shower and folding glazed shower screen, partly tiled walls, low level WC, pedestal wash hand basin, twin obscure glazed sealed unit double glazed windows, radiator.

The Hallway continues from the Entrance Area, further sealed unit double glazed windows.

Door giving access to...

Second Bedroom 7'11" x 10'10" with single panelled radiator, power points, sealed unit double glazed windows.

Further door from the Hallway there is a door leading to the...

Master Bedroom 13'11" x 13'7" this has a triple aspect with sealed unit double glazed windows to either side and a sliding sealed unit double glazed window opening out onto the decked terrace, power points, telephone point, twin single wardrobes with hanging space and storage.

From the Entrance Hallway there is an open tread wide staircase leading up to the first floor and opening into...

Triple Aspect Lounge 15'9" x 13'8" with power points, three radiators, sealed unit double glazed windows with views to all sides, two sets of double opening doors into the...

Conservatory measures 13'4" x 7'9" which has sealed unit windows and pitched roof, power points and wall mounted lighting.

From the Lounge there is a door opening into the...

Triple Aspect Kitchen 13'8" x 11'8" comprising one and a half bowl stainless steel sink unit with mixer taps. Extensive range of wood effect roll top work surface/preparation areas, four ring electric brushed steel Whirlpool hob, matching brushed steel oven below, range of soft close base units and drawers, ample power points, recessed down lighter spotlights, cupboard housing the electric boiler for central heating and hot water tank, sealed unit double glazed windows.

To the **Exterior** of the boat there is a wooden decked walkway measuring 45'6" in length with safety handrails along one side of the boat and a decked seating area to one end of the boat which is 16'8" wide. The exterior of the boat has cement board cladding, UPVC guttering and downpipes.

[For information or to arrange a viewing please call 01932 24 02 02](tel:01932240202)

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