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Quote

plot no. kwale/tiwi/1429

Situation: at tiwi, around 19 km south of mombasa less than 2 km from the indian ocean. access from the main road is by unmade track for about 1 1/2 km.

Area: 0.7 hectares = 1.73 acres as per title deed.

Title: freehold

Encumbrances: none

Owner: janet jemutai Chepkiyeng.

Services: electricity installed in 2006. the property has a good well with lots of sweet water.

drainage is to septic tank and soakage pit.

the plot is almost rectangular, with average dimensions of about 60 meters by 120 meters.

the land is level and is fully walled. it lies in an agricultural area, but close to the main road, with easy access.

General description of development: a large 2 storey house, plus staff quarters, swimming pool, well, big storeroom and double car port. the whole plot is bounded by a coral wall, about 9' high.

Main house:

constructed of 230mm coral block walls, with reinforced concrete columns and beams, over concrete foundations. all walls are rendered and painted.

the roof has onduline sheets, which are from france and an extremely tough lightweight corrugated roofing material manufactured from bitumen-saturated organic fibres. the floors are concrete slab, with glazed tiles over throughout. windows are glass louvres, with horizontal bars and external grills. the kitchen and all bathrooms have glazed tile walls.

first floor ceilings are boarded.

Accommodation on the ground floor comprises:

sitting room - arched to dining room

hall - with cloakroom off and wash basin adjacent.

cloakroom - fitted with shower and wc.

2 bed rooms with fitted wardrobes.

kitchen- with double sink unit, tiles working top and service hatch to the dining room. plus store - off kitchen, with concrete shelves.

The first floor comprises of:

bedroom - with extensive fitted wardrobes, including hot water tank and immersion heater. there is a balcony off.

bathroom en suite, with tiles shower alcove, wc and wash basin.
balcony - with man hole to roof. ornamental balustrade at the front, with grills over.

master bedroom: basically similar, though with large balcony and full bathroom en suite, including cupboards.

Area: total including balconies 273,1 sqm or 2,940 sqft *

groundfloor front veranda: roofed with onduline sheets. around 130 sqm

Outbuilding/storeroom:

rendered block walls, slab roof with cement tiles over, natural stone paved floor. off is a store-room fitted with concrete shelves.

Carport:

open, with onduline sheet roof on columns, 2 bays.

Staff quarter:

constructed of rendered block walls, with cement tile roof on sawn timber. glass louvre windows with bars. there are three rooms, plus wc, shower room, kitchen with sink unit, tiled working top and cupboards. the staff quarters are of above average standard.

Swimming pool:

fully tiled, with jacuzzi area, pump house and shower adjacent.

Well:

with piping to raise water to an underground storage tank as well as two water tanks under the roof of the main house.

Garden;

containing lots of trees, like coconut, cashew, mango, citrus to name a few. there are large double steel gates.

General remarks:

this is a large modern house, of exceptionally high standard, particularly in tiling, joinery and fittings. there are also good outbuildings and the extra amenity of a swimming pool.

Antenna for local tv stations, as well as satellite dish are installed. Internet connection through e.g. zain, safaricom etc. are accessible.