

Pres De Pepiniere

Ville Baudu - Vale - GY3 5AA

Price £549,000



REF: 1401

TRP: 97



- A Terraced 2 bedroom house with a bedsit chalet.
- Located in Ville Baudu close to L'Ancrese Common and local beaches.
- Comprises - lounge on the ground floor with kitchen/diner, 2 bedrooms & bathroom on the first floor.
- Parking for 1 car to front & 2 to rear, good size rear enclosed garden.
- 3 Granite outbuildings & wooden chalet housing a bedroom/bedsit and shower room.
- Perry's Guide - Page 6 C5













GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

Chateaux Estates are pleased to offer to the market "Pres De Pepiniere" a 2 bedroom property with an additional bedsit chalet to the rear. The property is located along the Ville Baudu in the Vale making this a great location for walks on L'Ancrese Common or visiting the local beaches etc. The property comprises of a lounge to the ground floor with 2 bedrooms, kitchen/diner and a bathroom on the first floor. Outside you have a small parking space to the front of the house and at the rear which is accessed via the entrance to Earlswood Garden Centre via electric gates is another area for parking for around 2 cars which is laid to gravel. The rest of the enclosed garden is set out with a patio, granite outbuildings, elevated private gravel area and a wooden chalet with a further bedroom/bedsit and shower room. To view please call 244544 today.

ENTRANCE PORCH 1.6m (5'3") x 1.2m (3'11")

Half glazed uPVC entrance door to front. Cupboard housing incoming electrics. Door to lounge.

LOUNGE 5.1m (16'9") Max x 4.09m (13'5")

Nice size lounge with feature multi fuel stove. Window to front. Solid wood flooring. Stairs to kitchen/diner. Electric radiators.

FIRST FLOOR

BEDROOM 2 2.68m (8'10") x 2.63m (8'8")

Single bedroom with fitted wardrobe. Window to rear. Door to kitchen/diner. Electric radiator.

KITCHEN/DINER 4.17m (13'8") x 4.17m (13'8")

Great space for cooking and entertaining in, fitted with a range of wall & base units in cream with wood effect worktops over. Appliances include Rangemaster double oven with induction hob and extractor fan over, Neff fridge, Hotpoint freezer, Bosch dishwasher and Hotpoint washing machine. Patio doors to rear garden. Door to bedroom 2. 2 windows to rear. Skylight. Door to inner lobby. Electric radiator.

INNER LOBBY

Doors to bathroom, bedroom 1 & kitchen/diner. Linen cupboard. Hatch to loft (partly floored).

BATHROOM 2.68m (8'10") x 2.66m (8'9")

Modern 4 piece bathroom, comprises shower cubicle, bath, wash hand basin set on vanity unit and WC. Illuminated mirror. Feature lighting. Heated towel rail. Karndean flooring.

BEDROOM 1 4.07m (13'4") x 3.21m (10'6")

Double bedroom with a run of hand built wardrobes & chest of drawers with cupboards over. Window to front.

GARDEN BEDSIT CHALET 3.54m (11'7") Max x 3.26m (10'8")

Multi purpose room with uPVC door and 1 window to front & 1 to side. Door to shower room.

SHOWER ROOM 2.11m (6'11") Max x 1.97m (6'6")

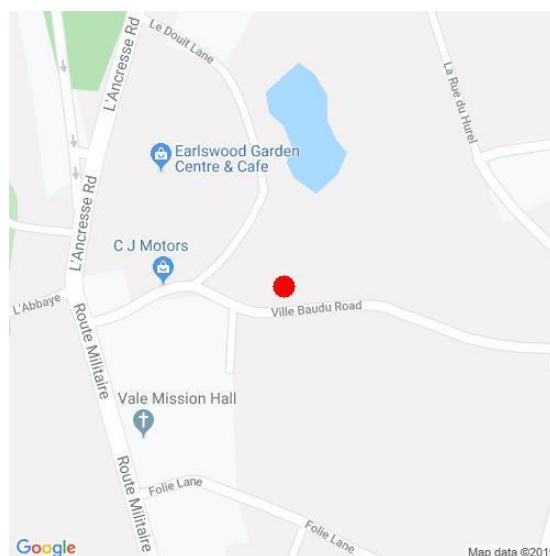
Wet room with shower, corner wash hand basin & WC. Under floor heating. Window to front.

EXTERNAL FRONT

Space for one small car in front of the house.

REAR

Fully enclosed low maintenance garden with electric gates to serve additional parking area with space for 2 cars. Step up to patio area and access to 3 granite outbuildings (Indesit tumble dryer in outbuilding) & chalet. Further steps lead to a gravel area looking over the chalet out to the common & Vale Church.



SERVICES: Electricity, Water, Cesspit Drainage, Electric Hot Water Cylinder, Electric Radiators.

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Rangemaster double oven with induction hob and extractor fan over, Neff fridge, Hotpoint freezer, Bosch dishwasher and Hotpoint washing machine. Indesit tumble dryer.

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX

T: 01481 244544 - E: info@chateaux.gg

W: <http://www.chateaux.gg>

