

# The Nest

Les Villets - Forest - GY8 0HP

Price £595,000



REF: 2108

TRP: 99



- A detached, timber framed, asbestos clad bungalow.
- Situated in an idyllic location close to Le Gouffre, cliff walks and local amenities.
- Great opportunity to design & build a home of your choice (subject to planning).
- 2 double bedrooms, bathroom, lounge/diner and kitchen.
- Southwest facing side/rear garden, garage, store room and parking.
- Perry's Guide - Page 28 D4

















GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Chateaux are pleased to offer "The Nest" to the market as Sole Agents. This detached, timber framed, asbestos clad bungalow is situated in an idyllic location within true walking distance of Le Gouffre, the south coast cliff paths and close to local amenities. The site measures approximately 27m x 23m and offers a great opportunity to design and build a home of your choice (subject to planning) in this sought after area. The accommodation currently comprises 2 bedrooms, bathroom, lounge/diner and kitchen with a storeroom housing the boiler to one side and garage to the other. There is a southwest facing L-shaped garden with a dovit to rear and parking for 2/3 cars. The Nest really needs to be seen to appreciate what's on offer so don't delay, call Chateaux today to arrange a viewing on 244544.

#### ENTRANCE HALL

Glazed UPVC door to front opening into entrance hall, doors off to bedrooms, bathroom and lounge/diner.

#### BEDROOM 1 3.65m (12'0") x 3.36m (11'0")

Double bedroom with fitted wardrobes and matching dressing table and cupboard, housing electrics. Window to front and radiator.

#### BEDROOM 2 3.68m (12'1") Max x 3.34m (10'11") Max

Double bedroom with fitted wardrobes and top cupboards, window to rear and radiator.

#### BATHROOM 2.34m (7'8") Max x 1.87m (6'2") Max

Fully tiled and fitted with a 3 piece suite, comprising bath, wash hand basin set on vanity unit and WC. Window to rear and radiator.

#### LOUNGE/DINER 6.8m (22'4") x 3.64m (11'11")

Generous reception room with feature fireplace, windows to front and side. Hatch to loft space and two radiators.

#### KITCHEN 3.57m (11'9") x 3.32m (10'11")

Fitted with a range of wall and base units in dark oak with contrasting laminate worktop over incorporating a single bowl, double drainer sink. Appliances include Cannon gas oven and hob with extractor hood over and Indesit washing machine. Large window to rear.

#### GARAGE 4.85m (15'11") x 2.78m (9'1")

Single garage with double doors to front and window to each side.

#### STORE ROOM 4.01m (13'2") x 1.92m (6'4")

Good storage space with oil fired boiler.

#### EXTERIOR

Patio paved driveway leads to garage with parking for 2 to 3 cars. Patio path continues to front of house and front gate flanked by lawned garden. The southwest facing lawned garden continues to side and returns to rear where a shared dovit runs behind.



**SERVICES:** Electricity, Water, Cesspit Drainage.

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

**LISTED APPLIANCES:** Cannon gas oven and hob with extractor hood over and Indesit washing machine.

**WHAT3WORDS:** unfailing.bottling.boringly

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.

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