

Mon Desir

Rue Sauvage - St Sampson - GY2 4WH

Price £640,000



REF: 2214

TRP: 160

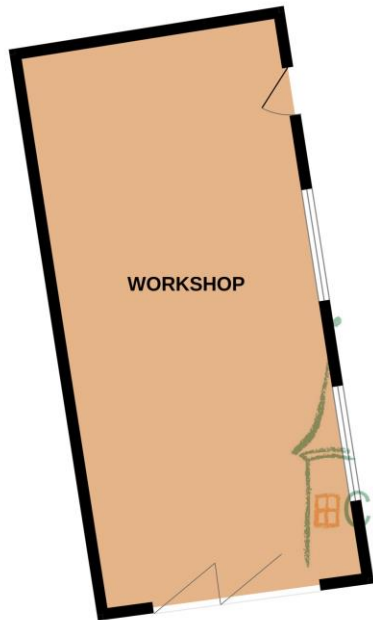


- A detached 2 bedroom bungalow with large workshop.
- Located along Rue Sauvage, close to local shops & schools.
- Sits on a large plot of approx half an acre.
- Comprises, 2 double bedrooms, dining room, lounge, kitchen, bathroom & WC.
- Plenty of parking and large garden.
- Perry's Guide - Page 9 G2









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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PORCH

Open porch providing protection to front door.

ENTRANCE HALL

Doors to all bedrooms.

BEDROOM 1 3.96m (13'0") x 3.65m (12'0")

Double bedroom with window to front, fireplace and radiator.

BEDROOM 2 3.96m (13'0") x 3.66m (12'0")

Double bedroom with window to front, fireplace and radiator.

DINING ROOM 3.96m (13'0") x 3.66m (12'0")

With window to side, fireplace and radiator.

INNER HALL

Doors to kitchen and lounge.

LOUNGE 3.96m (13'0") x 3.67m (12'0")

With window to side fireplace and radiator.

KITCHEN 4.15m (13'7") x 2.42m (7'11")

Range of kitchen units, including oven hob extract hood and a half bowl sink and washing machine. Window to rear.

REAR LOBBY

Oil fired boiler. Doors to WC, Bathroom and outside.

BATHROOM 1.81m (5'11") x 1.5m (4'11")

Window to side, bath and wash hand basin.

WC 1.86m (6'1") x 0.82m (2'8")

With window to side and WC.

WORKSHOP 9m (29'6") x 4.25m (13'11")

Sliding folding door front two windows to side and personnel door to side large workshop with Power and light.

EXTERIOR

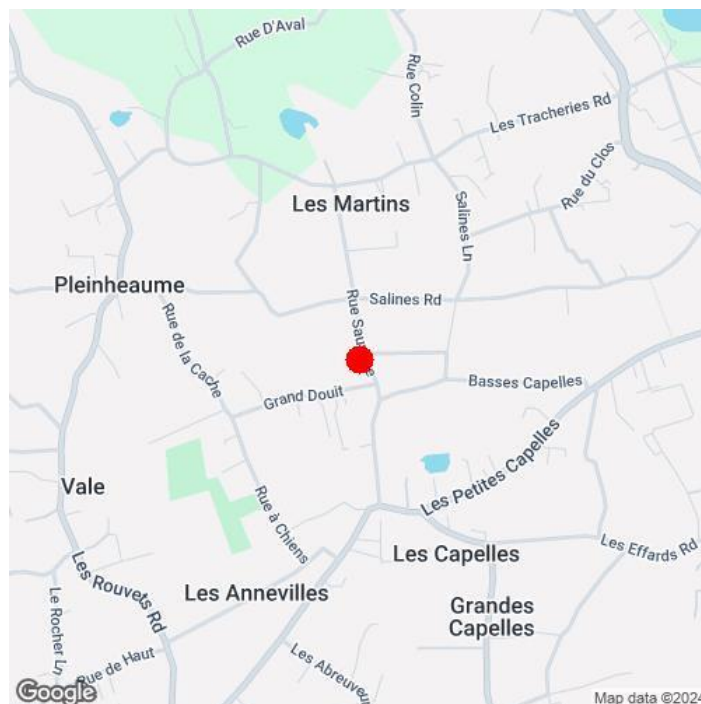
FRONT

Small lean to previous used as a boiler house in conjunction with the former greenhouses. Gravel drive with parking for 6+ cars and formal front garden with mature shrubs.

REAR

The site overall is over half an acre and much is dedicated to a very large garden with mature trees and areas of shrubs etc, together with the remains of Domestic greenhouse and 2 timber sheds. This South/West facing Garden had great potential to provide an area for extending the property and still providing a garden of large proportion.

Chateaux Estates are pleased to offer to the market "Mon Desir", situated along Rue Sauvage this detached 2 bedroom bungalow with a large workshop and sits on a large plot of approx half an acre with great potential to extend and refurbish the dwelling or even a complete redevelopment. To fully appreciate the potential of this property a site visit is essential so contact a member of the Chateaux team on Tel 244544 to arrange a viewing.



SERVICES: Electric: Mains Supply, Gas: Unknown, Water: Mains Supply, Sewerage: Mains Supply, Telephone: Landline, Broadband: Unknown

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

LISTED APPLIANCES: Oven, Hob, extractor fan & washing machine.

WHAT3WORDS: receipts.noticeable.noses

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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