

INTRODUCING
The Cottage, Manleys, Mont Fallu, St Peter, JE3 7EF



Connecting People & Property Perfectly.

A delightful semi-detached cottage set within a small attractive hamlet in an unspoilt rural location well removed from the public highway.

Approached via a long driveway the hamlet is located within close driving distance of shopping facilities at St Peter's Village. Partially modernised the cottage offers the opportunity to be fitted out by the purchaser to personal taste.

Living room, separate study, two bedrooms, kitchen and bathroom.

Price £550,000 | Qualified | Freehold

- **Semi-detached Cottage**
- **Rural location**
- **Close to local amenities**
- **Garden and two parking**
- **Partially renovated**
- **Opportunity for purchaser to fit to taste**



1



2



1



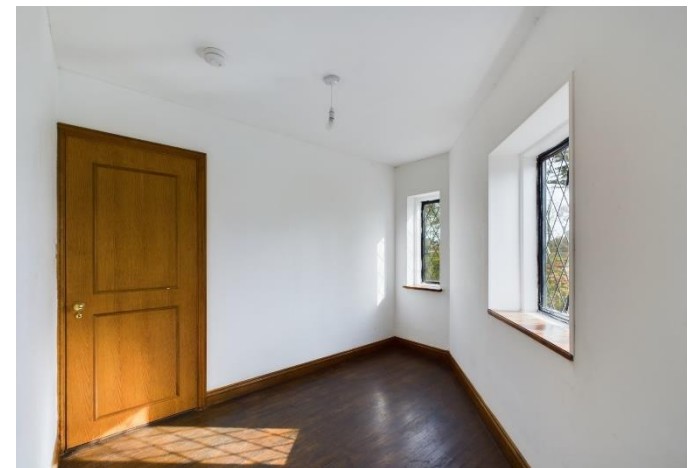
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PROPERTY ID: 3255





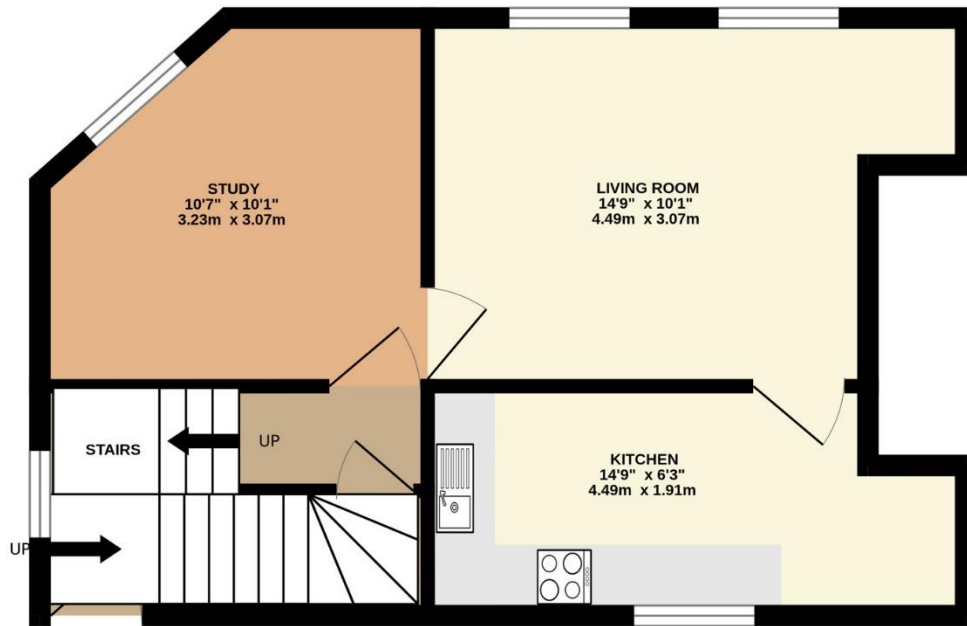




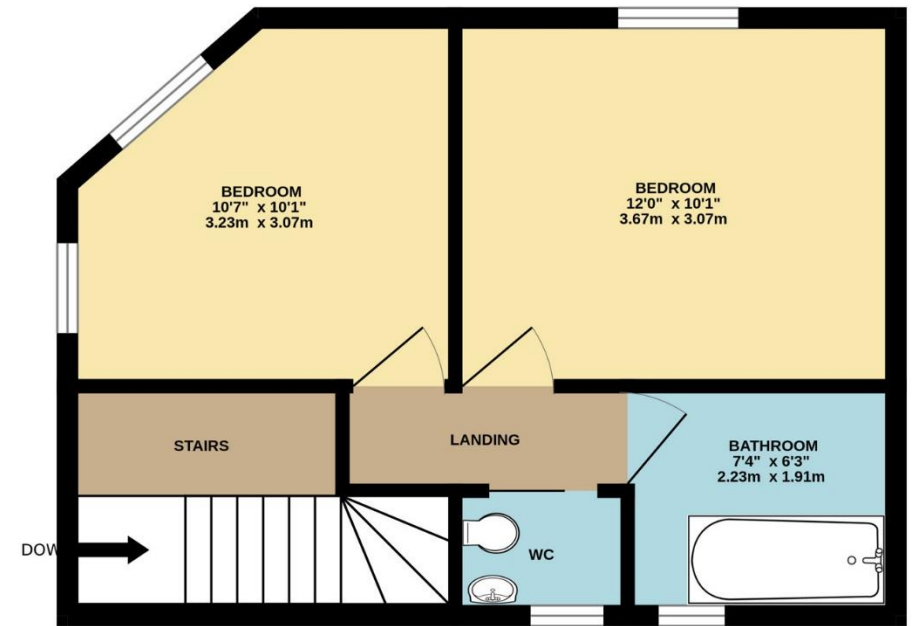




GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



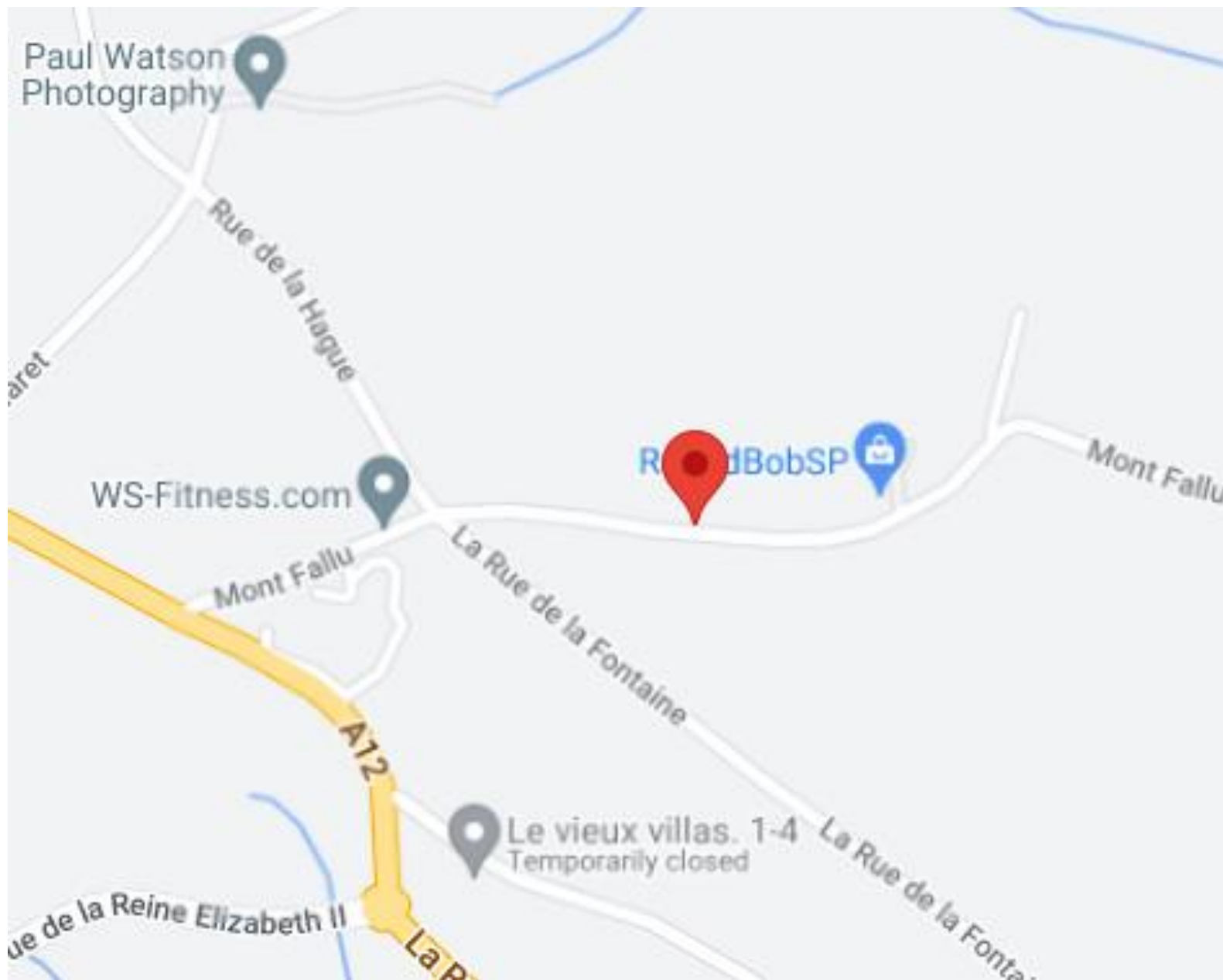
1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.

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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SERVICES

Mains water

Communal tied-tank drainage system

DIRECTIONS

The property is located up a long track driveway, you will go past an old detached house, turn right immediately up the right hand side of the house and continue to follow the long driveway until you reach Manleys.

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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