

BRAEBURN COTTAGE

SOLE AGENT

£570,000



3

BEDROOMS

1

BATHROOM

1,063

SQ FT

£570,000 LOCAL MARKET, ST. MARTIN

This semi-detached cottage is situated in a sought after location within St. Martin. Close to many local amenities, South coast cliffs and nearby restaurants. In good order throughout, the property is surprisingly spacious and comprises entrance hall, sitting/dining room with working log burner, fully fitted kitchen, modern, family bathroom and bedroom two on the ground floor. The first floor has two further bedrooms, one with built-in wardrobes. Externally, there is parking to the front for two vehicles and side access leading to a rear, enclosed lawned garden complete with patio, block-built outbuilding and timber shed. A superb property in a popular area of the island, internal viewing highly recommended.



LIVINGROOM

The Channel Island Estate Agent



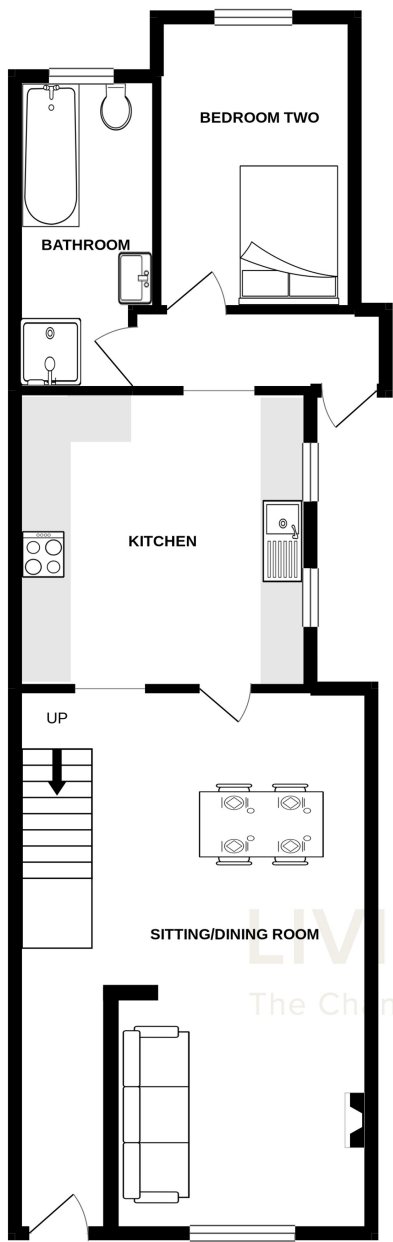




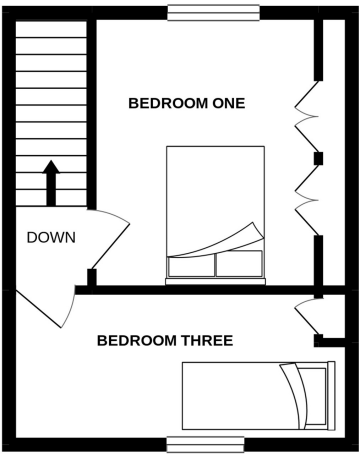




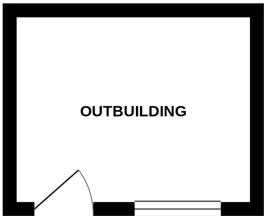
GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



OUTBUILDING
88 sq.ft. (8.2 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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.

GROUND FLOOR

Entrance hall	
Sitting/dining room	23'0 x 11'4
Kitchen	12'7 x 12'6
Rear hall	9'4 x 3'5
Family bathroom	13'5 x 6'0
Bedroom two	12'4 x 8'4

FIRST FLOOR

Bedroom one	11'9 x 9'7
Bedroom three	15'6 x 6'6

OUTBUILDING

KEY FACTS

Semi-detached cottage
 Located close to amenities, cliffs and restaurants
 Good order throughout
 Enclosed lawned garden
 Parking for two vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas central heating
 Underfloor electric heating in bathroom

APPLIANCES

Neff double oven
 Neff hob and extractor unit
 Samsung American fridge freezer
 Smeg dishwasher
 Whirlpool washing machine
 White Knight tumble dryer

INCLUSIONS

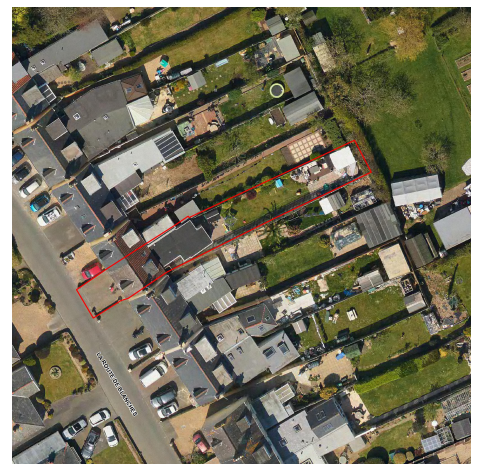
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

St Martin's Primary School
 Les Beaucamps High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

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