

# POPPY VIEW

SOLE AGENT

£1,500



1

BEDROOM

1

BATHROOM

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## £1,500 LOCAL MARKET, ST. PIERRE DU BOIS

This spacious top floor apartment is situated in the heart of the village of St. Pierre du Bois. Previously a chapel, the building was converted into four apartments in the 1990's. The well proportioned accommodation comprises entrance hall, double bedroom with fitted wardrobes, fully fitted kitchen, large four piece suite bathroom and a stylish sitting/dining room. The attic space above has been carpeted throughout and has a television connection point providing an excellent snug or study. Parking is available for two vehicles and there is also a small communal garden area. An easily maintained home in a convenient and desirable location. Available beginning May 2022 on a part furnished basis. Regret no children, pets or smokers.



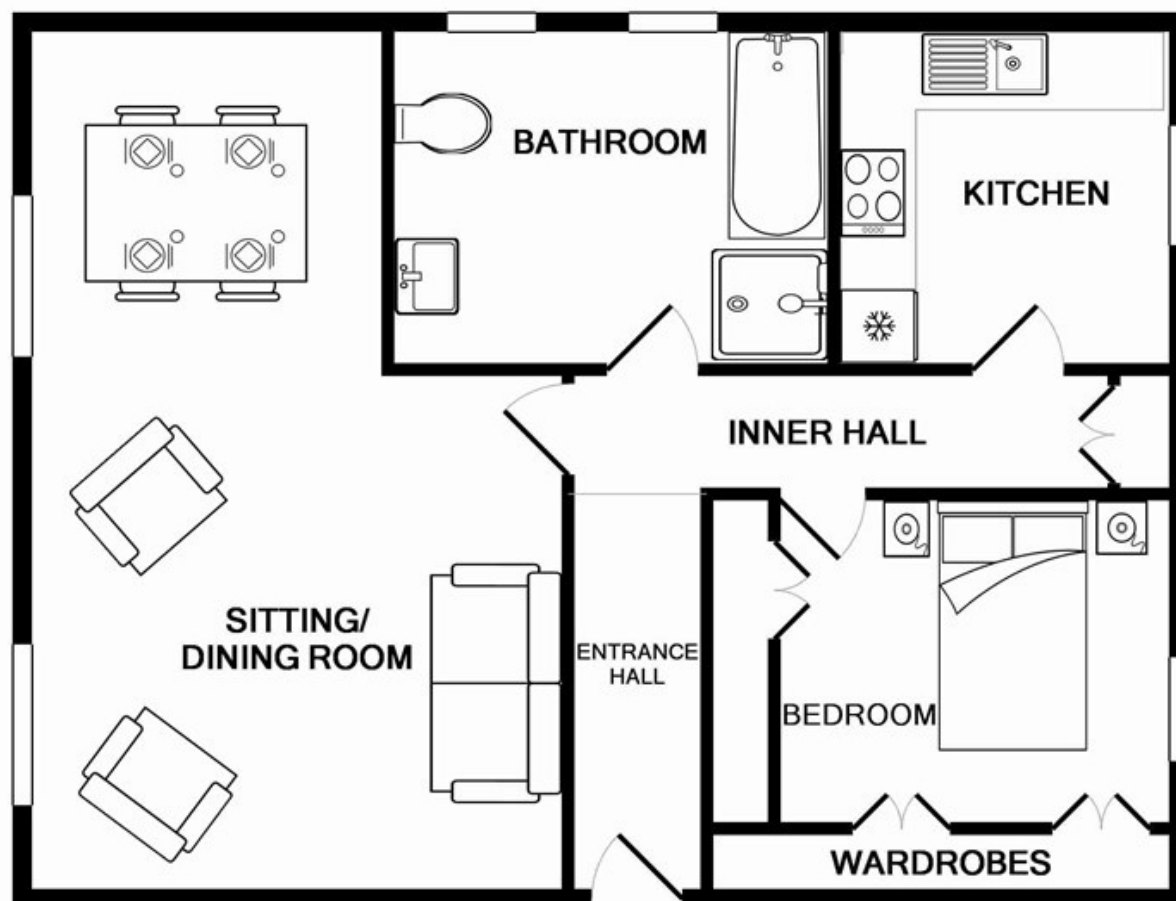
**LIVINGROOM**

The Channel Island Estate Agent

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**TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)**

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

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Entrance hall	12'1 x 3'6
Inner hall	14'1 x 3'
Bedroom	11'11 x 10'3
Kitchen	8'9 x 8'8
Bathroom	11'3 x 8'5
Sitting/dining room	20'10 x 14'
Attic room	21'1 x 30'

#### KEY FACTS

Available May 2022  
 Parking for two vehicles  
 Snug/study area  
 Communal garden area

#### SERVICES

Mains services

#### DRAINAGE

Mains drainage

#### HEATING

Electric storage heating

#### APPLIANCES

Neff oven  
 Neff hob and extractor unit  
 Integrated fridge/freezer  
 Hotpoint dishwasher  
 Hotpoint washing machine

#### INCLUSIONS

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

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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