

# JUNIPER COTTAGE

SOLE AGENT



**3**

BEDROOMS

**2**

BATHROOMS

**1,062**

SQ FT

## POA LOCAL MARKET, VALE

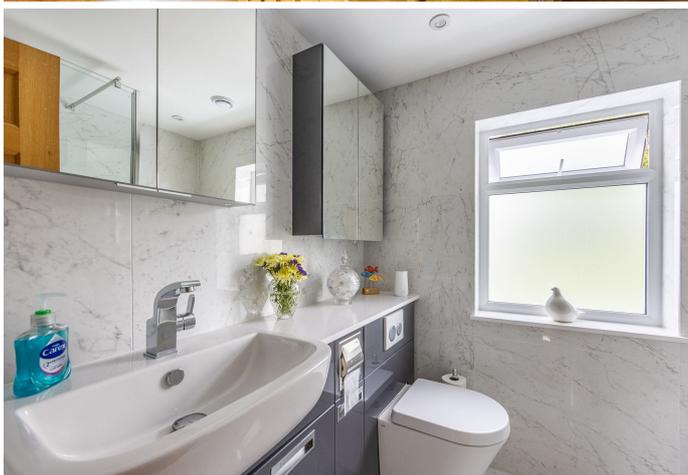
Juniper Cottage is an immaculate, semi-detached, character filled property situated in a quiet lane in the heart of the Vale. The accommodation comprises sitting room with feature Victorian fireplace, primary bedroom with en-suite shower room and fully fitted kitchen/breakfast room leading through to conservatory on the ground floor, whilst a further two bedrooms and newly renovated family bathroom occupy the first floor. Externally, there is parking to the front for two vehicles and side access leading to a rear, enclosed and easily maintainable garden stepping down to a lovely patio seating area and garden shed. A lovely home in a convenient and popular location, internal viewing highly recommended.



**LIVINGROOM**  
The Channel Island Estate Agent



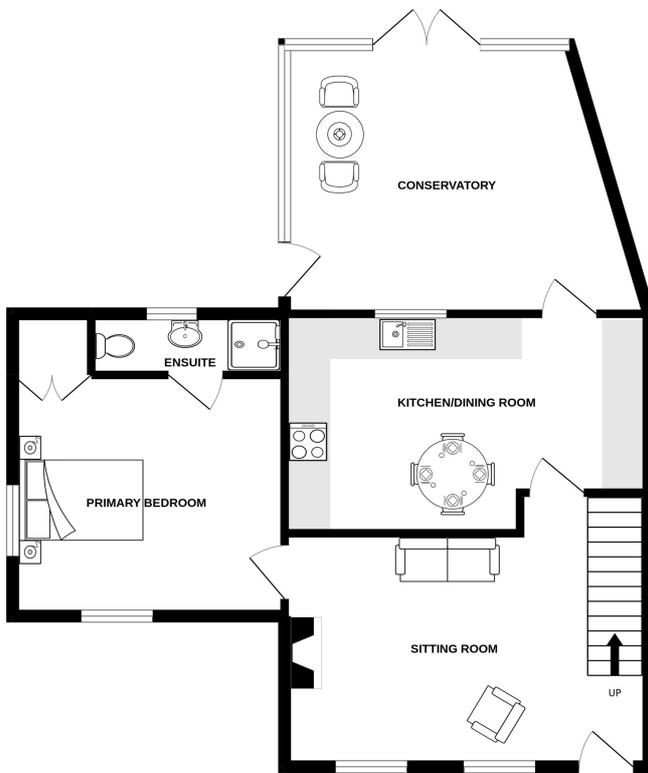




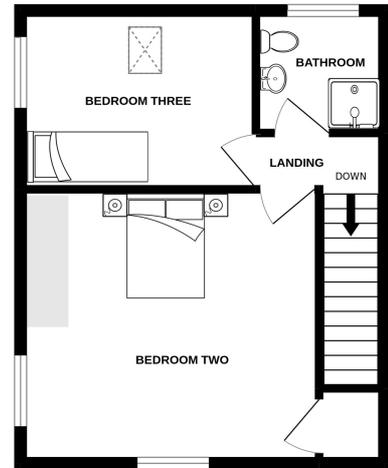




GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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## GROUND FLOOR

Sitting room	16'9 x 12'9
Kitchen/dining room	15'2 x 10'2
Conservatory	15'11 x 12'6
Primary bedroom	12'6 x 11'2
En-suite shower room	8'11 x 2'10

## FIRST FLOOR

Landing	
Bedroom two	13'3 x 13'1
Bedroom three	9'11 x 7'11
Shower room	6'2 x 5'8

## KEY FACTS

Beautiful semi-detached character cottage  
Completely renovated throughout  
Private easily maintainable garden with Eco fencing  
Parking for two vehicles

## SERVICES

All mains services

## DRAINAGE

Cesspit drainage

## HEATING

Gas central heating and part electric underfloor

## APPLIANCES

Neff oven  
Neff combi oven/microwave  
Neff electric hob  
Neff extractor fan  
Neff integrated fridge  
Neff integrated freezer  
Neff integrated washing machine

## INCLUSIONS

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

## SCHOOL CATCHMENT

Vale Primary  
St Sampson's 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.

## POA



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