

# 10 CLOS DU FILLAGE

SOLE AGENT



**4**

BEDROOMS

**2**

BATHROOMS

**1,330**

SQ FT

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## £2,900 LOCAL MARKET, ST. SAVIOUR

An immaculately presented, spacious bungalow located on a quiet clos in the parish of St. Saviour, within easy driving distance of the stunning West coast beaches and local amenities. The spacious, light accommodation comprises an entrance hall, large sitting/dining room with doors leading to a West facing decked area, conservatory, kitchen, four double bedrooms, one with en-suite shower room and a family bathroom. Externally, the property provides parking for three vehicles and fully enclosed, private gardens to the front, side and rear. A super home in a lovely, rural area of the island.

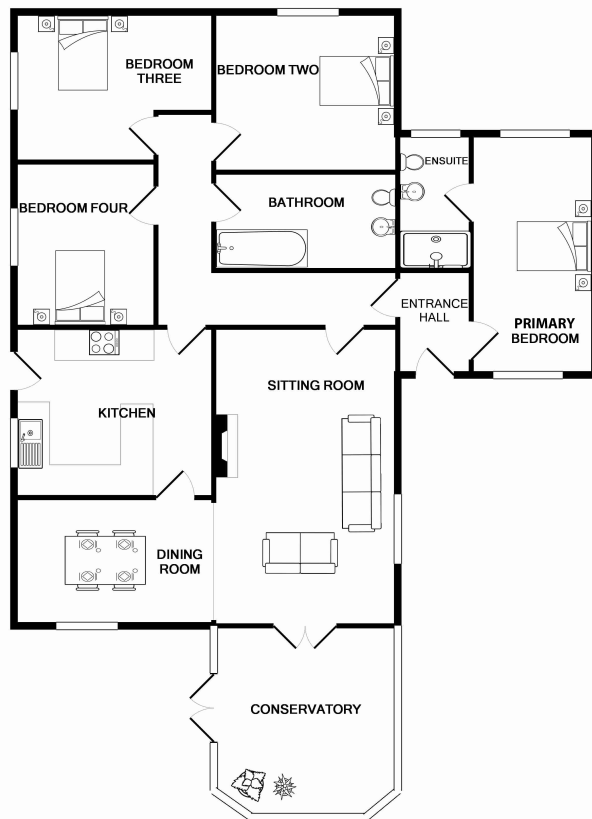


**LIVINGROOM**

The Channel Island Estate Agent

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TOTAL APPROX. FLOOR AREA 1330 SQ.FT. (123.5 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.

**GROUND FLOOR**

<b>Entrance hall</b>	5'5 x 4'9
<b>Kitchen</b>	12'6 x 10'7
<b>Sitting room</b>	19'4 x 11'9
<b>Dining room</b>	12'2 x 8'4
<b>Conservatory</b>	12'4 x 10'2
<b>Primary bedroom</b>	15'9 x 7'11
<b>En-suite shower room</b>	8'10 x 4'10
<b>Bedroom two</b>	11'11 x 9'9
<b>Bedroom three</b>	12'6 x 9'10
<b>Bedroom four</b>	10'0 x 9'2
<b>Family bathroom</b>	11'10 x 5'11

**KEY FACTS**

Light and spacious accommodation  
 Parking for three vehicles  
 Available from mid June  
 Just a short distance from west coast beaches

**SERVICES**

Mains water and electricity

**DRAINAGE**

Mains drainage

**HEATING**

Electric heating

**APPLIANCES**

Neff electric oven  
 Neff hob and extractor over  
 Hoover fridge freezer  
 Neff dishwasher  
 Hotpoint washing machine  
 Hotpoint tumbler dryer

**INCLUSIONS**

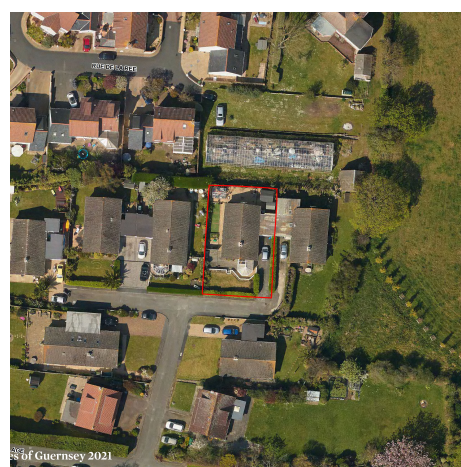
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

**SCHOOL CATCHMENT**

La Houquette Primary  
 La Mare de Carteret 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.

**£2,900**



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