

12 LE CLOS DU VIVIER

SOLE AGENT



4

BEDROOMS

2

BATHROOMS

1,893

SQ FT

0.1

ACRES

POA ST. MARTIN

Livingroom is delighted to introduce this fabulous, spacious home situated within St. Martins, on a quiet private road, with country walks, all amenities and of course the added bonus of The Royal within a short stroll. The accommodation is well-proportioned and is configured over three levels comprising; a welcoming entrance hall, cloakroom, large sitting/dining room with a working open fireplace, a conservatory, fully fitted kitchen. The first floor provides two generous-sized bedrooms, a study and a house bathroom. A further two bedrooms and a second bathroom occupy the second floor, creating the perfect space for a primary bedroom with an En-suite and walk-in wardrobes. Externally, there's a large, private lawned garden overlooking fields and glebe land, a single garage and driveway parking for four vehicles. A perfect family home, with the potential to put your own stamp on it. For more information or to arrange a viewing please call us on 01534 717100 or alternatively, email...



LIVINGROOM

The Channel Island Estate Agent



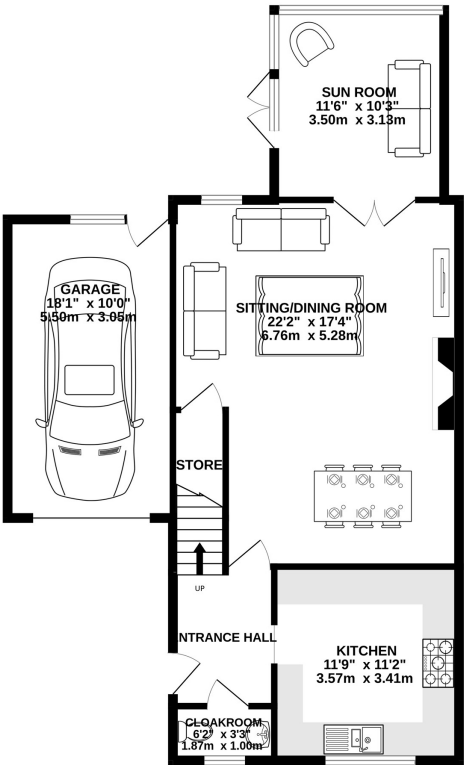




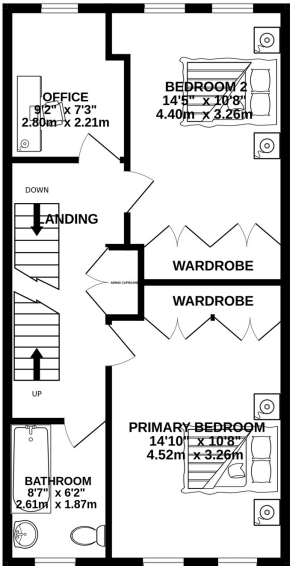




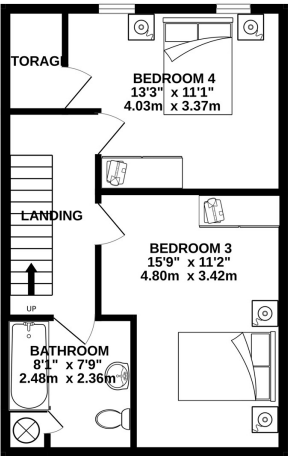
GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.8 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.

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GROUND FLOOR

Entrance Hall	6'2 x 8'5
Cloakroom	6'2 x 3'3
Kitchen	11'2 x 11'9
Sitting/Dining Room	17'4 x 22'2
Sun Room	10'3 x 11'6
Garage	10'0 x 18'1

FIRST FLOOR

Landing	7'3 x 15'10
Primary Bedroom	10'8 x 14'10
Bathroom	6'2 x 8'7
Bedroom Two	10'8 x 14'5
Office	7'3 x 9'2

SECOND FLOOR

Landing	5'7 x 12'6
Bedroom Three	11'2 x 15'9
Bathroom	7'9 x 8'1
Bedroom Four	13'3 x 11'1

KEY FACTS

Located in St. Martin's with a host of amenities on the doorstep
Four parking plus a single garage
Four bedrooms, two bathrooms
South-West facing garden
Perfect family home
Home office

SERVICES

Mains water
Mains drains

HEATING

Electric wall mounted heaters throughout
Hob is gas

APPLIANCES

As per inventory

POTENTIAL RENTAL INCOME

£3200 pcm

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

St Martin
Grainville

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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