

# NO 1, FERNDALE



**3**

BEDROOMS

**1**

BATHROOM

**1,164**

SQ FT

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## POA LOCAL MARKET, ST. MARTIN

This brand new, modern home is situated in the heart of St Martin, close to the local Primary School, nearby shops and amenities within the Village as well as various country pubs and restaurants. The property has been constructed to a high standard throughout with solid oak finishes and underfloor heating throughout. The ground floor comprises a spacious entrance hall, bedroom three, cloakroom and a 'Sandra Robinson' kitchen which is open to a sitting/dining room with bi-folding door to the rear patio. The first floor has two double bedrooms with eaves and attic storage and a stylish family bathroom. Externally, there is parking for up to three vehicles and an enclosed lawned garden with patio. A superb, easy maintainable home in a popular location, internal viewing highly recommended.



**LIVINGROOM**  
The Channel Island Estate Agent

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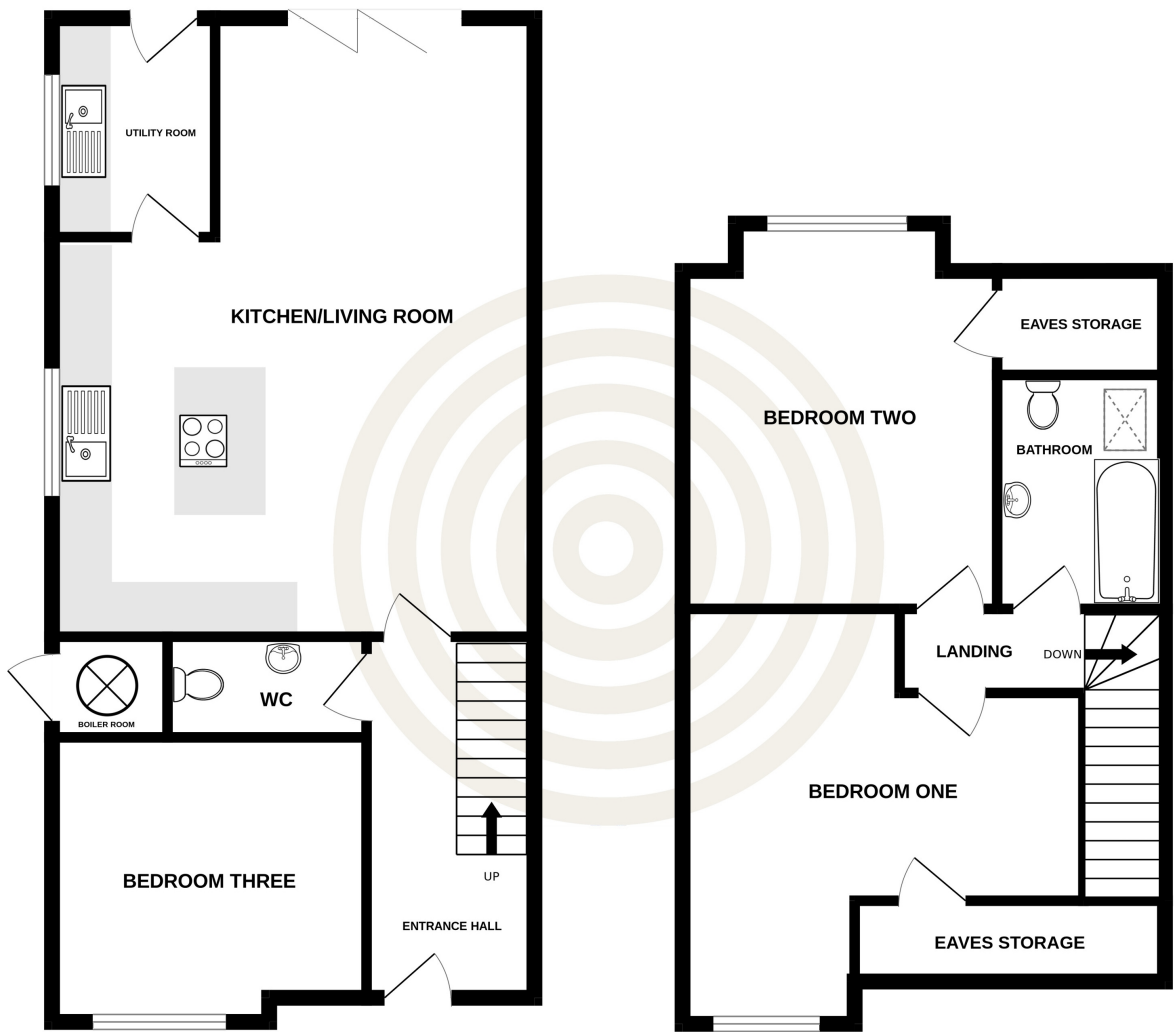






GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 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	13'5 x 6'3
Kitchen/dining/sitting room	23'1 x 18'0
Utility room	8'2 x 6'1
Boiler room	3'9 x 4'4
Bedroom three	10'7 x 11'9

## FIRST FLOOR

Landing	10'11 x 9'11
Bedroom One	15'6 x 14'11
Bedroom Two	14'4 x 11'9
Family bathroom	8'9 x 6'3

## KEY FACTS

Brand new family home  
Situating in the heart of St Martin  
Shops, amenities and various country pubs/restaurants nearby  
Modern finishes and stylish kitchen/bathroom  
Parking for up to three vehicles  
Lawned garden and patio

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Underfloor heating

## APPLIANCES

Neff oven  
Neff combi microwave oven  
Neff hob with built-in central extractor  
Neff dishwasher  
Zanussi washing machine  
Zanussi tumble dryer

## INCLUSIONS

To include all carpets and fitted flooring, 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.

## POA



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