

# LE COCQUELICOT

SOLE AGENT



**3**

BEDROOMS

**3**

BATHROOMS

**1,534**

SQ FT

---

**£795,000 LOCAL MARKET, ST. MARTIN**

Le Cocquelicot is a detached family home ideally situated in the sought-after parish of St Martin, within easy walking distance of amenities and South coast cliffs. In good order throughout, the accommodation comprises entrance hall, sitting room with working fireplace, conservatory, kitchen, shower room and bedroom on the ground floor. The first floor offers two double bedrooms, each boasting their own en-suite bathroom. Externally, the property features parking for multiple vehicles, single garage, and a spacious, enclosed garden to the rear. A wonderful family home worthy of closer inspection.



**LIVINGROOM**

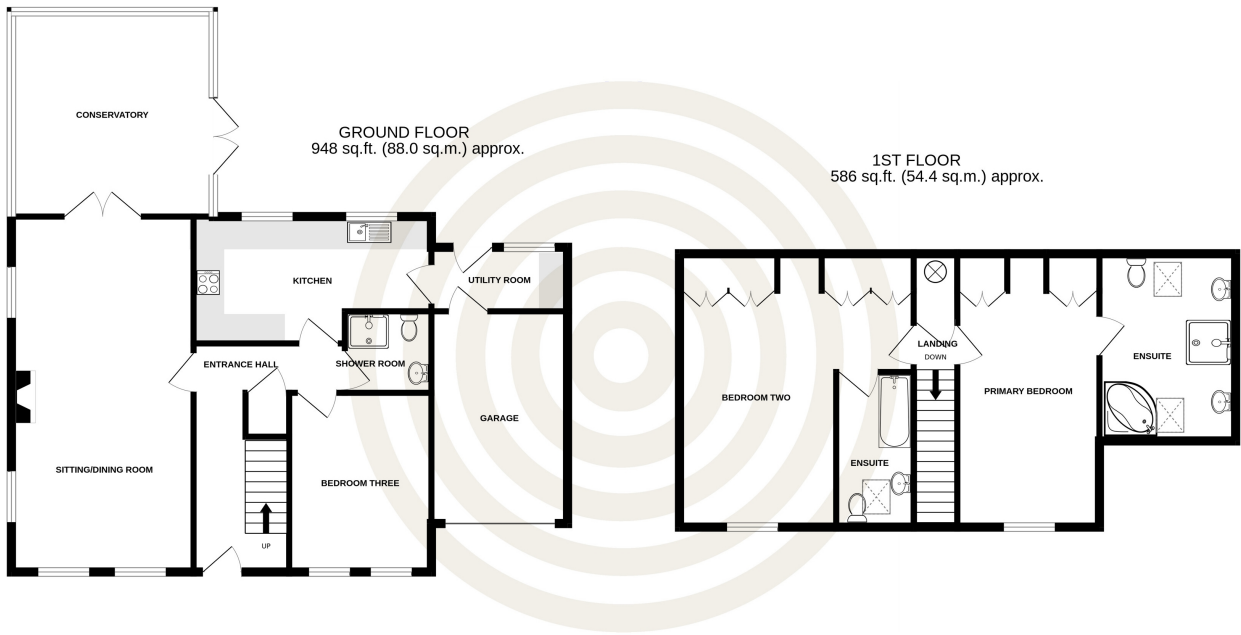
The Channel Island Estate Agent

---









TOTAL FLOOR AREA: 1534 sq.ft. (142.5 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.

Made with Metropix 62023

## GROUND FLOOR

Entrance hall	14'9 x 6'2
Sitting/dining room	22'11 x 11'9
Conservatory	13'3 x 13'0
Kitchen	15'5 x 7'8
Utility room	8'10 x 4'2
Bedroom three	11'7 x 8'9
Shower room	5'7 x 5'3
Garage	13'8 x 8'10

## FIRST FLOOR

Landing	
Primary bedroom	17'8 x 8'9
En-suite bathroom	12'1 x 8'10
Bedroom two	17'8 x 15'2
En-suite bathroom	9'4 x 5'0

## KEY FACTS

Detached family home  
Conveniently located in St. Martins  
Spacious, enclosed rear garden  
Single garage and parking for multiple vehicles

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Oil central heating

## APPLIANCES

Creda double oven/grill  
Electrolux hob  
Extractor  
Hotpoint fridge/freezer  
Indesit dishwasher  
Indesit washing machine  
Indesit tumble dryer

## INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, 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.

**£795,000**



**LIVINGROOM**  
The Channel Island Estate Agent