

KUDOYA

SOLE AGENT



6

BEDROOMS

3

BATHROOMS

2,459

SQ FT

POA LOCAL MARKET, ST. MARTIN

A spacious, detached family home set within mature gardens and situated just a short walk away from the South coast cliffs and within easy reach of the amenities and School within St Martins village. Offering 2500 sq ft of accommodation, the ground floor includes three bedrooms, shower room and cloakroom, together with large sitting room, conservatory, dining room and kitchen with adjoining utility room. The first floor provides three double bedrooms and two further bathrooms. To the front of the property is a large paved driveway and single garage with a side garden leading to an enclosed, South / West facing lawned rear garden which is both private and peaceful. There is also a large workshop and greenhouse with orchard, fruit and allotment area supplied by a borehole. Kudoya really must be seen to be appreciated, although the property could benefit from some cosmetic modernisation, it has enviable space both inside and out in a much desired location.



LIVINGROOM

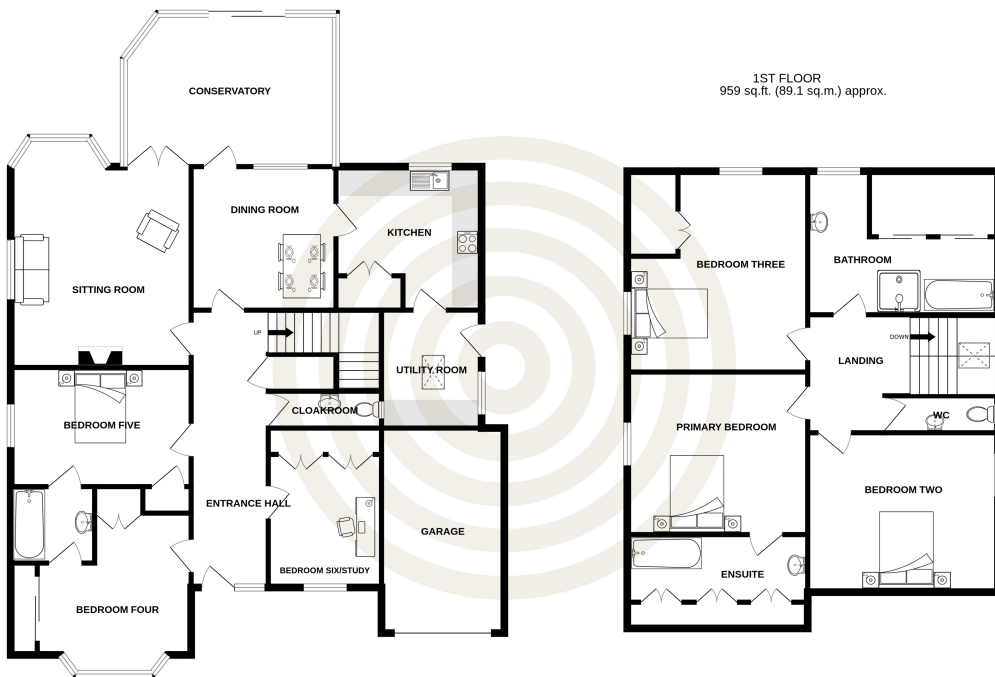
The Channel Island Estate Agent





GROUND FLOOR
1500 sq.ft. (139.4 sq.m.) approx.

1ST FLOOR
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA - 2459 sq.ft. (228.5 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.

GROUND FLOOR

| | |
|--------------------------|---------------|
| Entrance hall | 21'4 x 5'11 |
| Sitting room | 18'6 x 13'10 |
| Dining room | 11'1 x 11'0 |
| Sun room | 16'3 x 11'9 |
| Kitchen | 11'3 x 10'8 |
| Utility room | 8'6 x 6'7 |
| Bedroom four | 13'10 x 10'11 |
| En-suite bathroom | 6'5 x 5'10 |
| Bedroom five | 13'10 x 9'2 |
| Bedroom siz/study | 12'3 x 8'8 |
| Cloakroom | 8'8 x 2'10 |
| Garage | 15'9 x 9'5 |

FIRST FLOOR

| | |
|--------------------------|--------------|
| Landing | |
| Primary bedroom | 13'10 x 12'6 |
| En-suite bathroom | 13'10 x 7'2 |
| Bedroom two | 15'3 x 12'5 |
| Bedroom three | 15'6 x 13'10 |
| Family bathroom | 14'9 x 11'0 |
| WC | 8'8 x 2'10 |

KEY FACTS

NO ONWARD CHAIN
 Sizeable detached famly home in much desired location with 2500 sq of accommodation
 Within easy access of south coast cliffs and St Martins Village amenities and school
 Could benefit from some cosmetic modernisation
 Large garden, greenhouse and outbuilding
 Garage and parking for multiple vehicles

SERVICES

Mains water, gas and electric

DRAINAGE

Mains drainage

HEATING

Oil fired central heating

APPLIANCES

Hotpoint double oven
 Gas hob with Neff extractor over
 Bosch fridge/freezer
 Bosch dishwasher
 Miele washing machine

INCLUSIONS

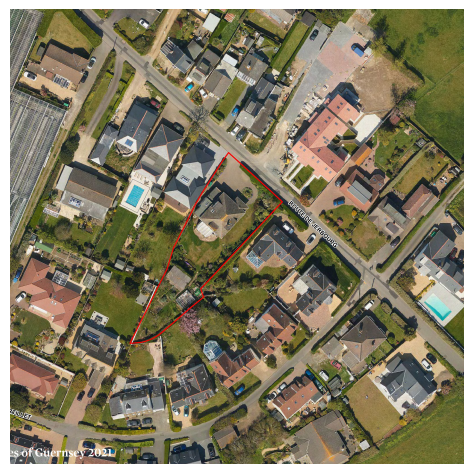
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

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.

POA



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