

DOUIT DE LA PORTE

SOLE AGENT



3

BEDROOMS

1

BATHROOM

920

SQ FT

POA LOCAL MARKET, ST. MARTIN

This quaint, detached bungalow is situated in a desirable, quiet lane within St. Martin/bordering St. Peter Port. A cherished family home for over 70 years, the property would now benefit from modernisation and there is also further scope to extend (STPP) to make the most of the lovely outlook to the West, over the Valley towards Catherine Best's Mill. The accommodation comprises entrance hall, three bedrooms, bathroom, sitting/dining room, kitchen/breakfast room and a conservatory which opens out to the garden. Externally, there is a front lawned garden which sweeps round the side of the house to the rear where there is a good-sized garden shed and parking for one car (N.B. there is further scope to create more parking). A superb site with much potential, internal viewing highly recommended.



LIVINGROOM

The Channel Island Estate Agent







GROUND FLOOR

Entrance hall	13'0 x 5'8
Bedroom One	9'9 x 11'5
Bedroom Two	9'9 x 10'8
Bathroom	6'4 x 5'8
Sitting/dining room	24'7 x 10'7
Kitchen/breakfast room	12'9 x 10'7
Conservatory	13'7 x 10'7
Bedroom three	9'8 x 9'7

KEY FACTS

Detached bungalow
Situating in a quiet lane in St Martin/bordering St Peter Port
West-facing outlook towards Catherine Best Mill
Potential to extend/upgrade
Sunny lawned garden, shed and parking

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil central heating

APPLIANCES

Hotpoint double oven and hob
Hotpoint slimline dishwasher
Zanussi fridge
Hotpoint freezer
Freezer (in shed))

INCLUSIONS

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

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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