

L'ABRI

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

1,028

SQ FT

POA LOCAL MARKET, ST. MARTIN

This charming, detached bungalow is situated within a quiet hamlet in the sought-after location of Calais Road, close to Fermain Bay and the amenities of central St. Martins. Built of cavity construction, the well-proportioned accommodation comprises entrance hall, spacious sitting/dining room, fitted kitchen, bathroom and two double bedrooms - one of which has an en-suite shower room. To the front is a paved driveway with parking for multiple vehicles, single garage and access around to the rear where there is a South-facing enclosed patio garden. A superb, easy maintainable home in a desirable location.



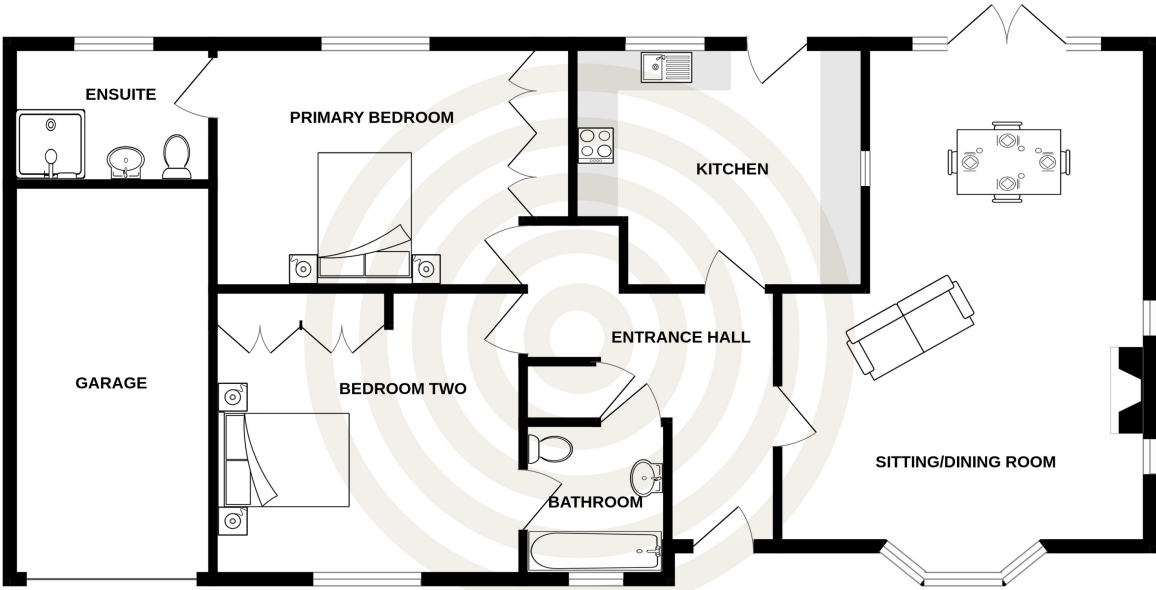
LIVINGROOM

The Channel Island Estate Agent





GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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.
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GROUND FLOOR

Entrance hall	10'2 x 4'2
Sitting/dining room	20'10 x 15'6
Kitchen	12'2 x 10'2
Primary bedroom	15'0 x 10'2
En-suite shower room	8'5 x 5'10
Bedroom two	12'11 x 12'1
Bathroom	6'6 x 6'0
Garage	16'5 x 8'5

KEY FACTS

Detached bungalow
Quiet location in Calais Road, St Martin
Good order throughout
Scope to extend/modernise
South-facing patio garden
Garage and parking

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil central heating

APPLIANCES

Hotpoint oven and hob
Ignis extractor unit
Hotpoint washing machine

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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