

BELL VILLA



3

BEDROOMS

2

BATHROOMS

1,153

SQ FT

0.1

ACRES

POA ST. HELIER

Situated in a tranquil lane on the St. Helier/Trinity border, this detached bungalow is elevated within a rural backdrop. Having been completely renovated in 2017, it is presented in immaculate order throughout, the property is in true, walk-in condition and comprises three double bedrooms, the primary is En-suite, house bathroom, open plan kitchen, dining and a sitting room with newly installed wood burning stove, utility room. Externally, there is an enclosed lawned low-maintenance garden and patio to the rear of the property and a detached single garage to the front with 2/3 parking spaces. It is ideally situated for country walks and a short distance to Valley Des Vaux and the town centre amenities. This is an excellent opportunity to live in a much sought-after and convenient location. A stunning bungalow not to be missed, for more information or to arrange a viewing please call us on 01534 717100 or email jersey@livingroomproperty.com to avoid disappointment.



LIVINGROOM

The Channel Island Estate Agent









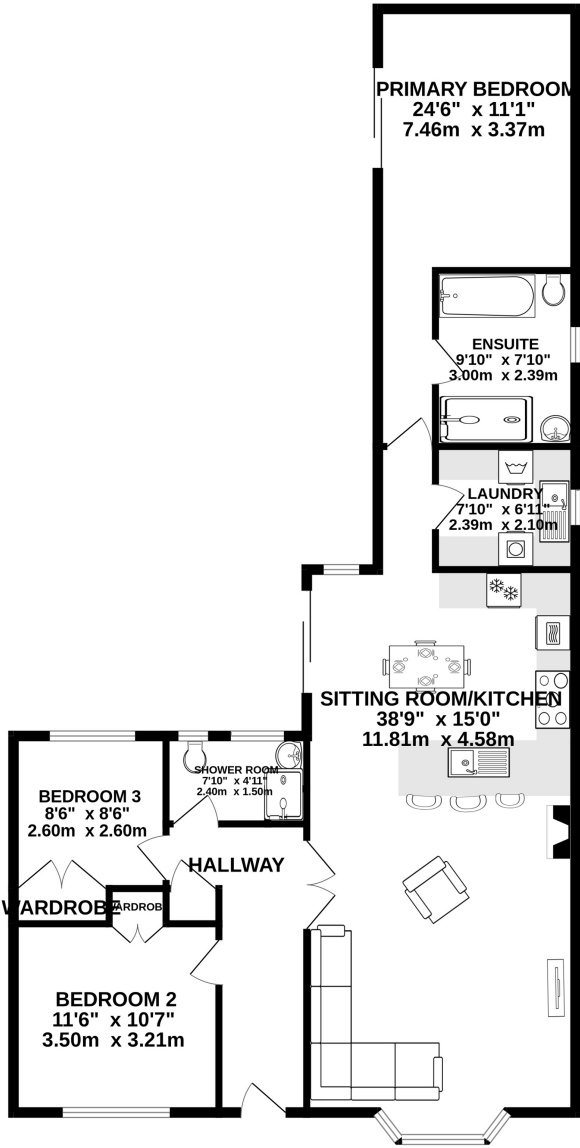




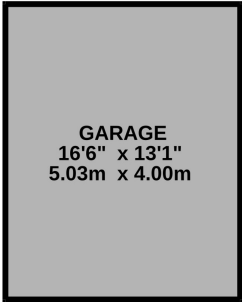








GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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

Sitting Room/Kitchen	38'9 x 15'0
Primary Bedroom	24'6 x 11'1
En-suite	9'10 x 7'10
Laundry	7'10 x 6'11
Bedroom 2	11'6 x 10'7
Bedroom 3	8'6 x 8'6
Shower Room	7'10 x 4'11
Garage	16'6 x 13'1

KEY FACTS

Detached three bed, two bath bungalow
Fully renovated and extended in 2017
Large open plan kitchen/dining/lounge
Separate utility room
Secure and low maintenance garden and patio
Single garage and parking for three vehicles
Located on St. Helier/Trinity border with scenic country walks on the doorstep
Short drive to the town centre

SERVICES

Mains drains and water

HEATING

Underfloor wet electric
Recently installed wood burning stove

POTENTIAL RENTAL INCOME

£tbc

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

d'Auvergne
Haute Vallee

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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