

SELVA



3

BEDROOMS

2

BATHROOMS

1,310

SQ FT

£675,000 LOCAL MARKET, VALE

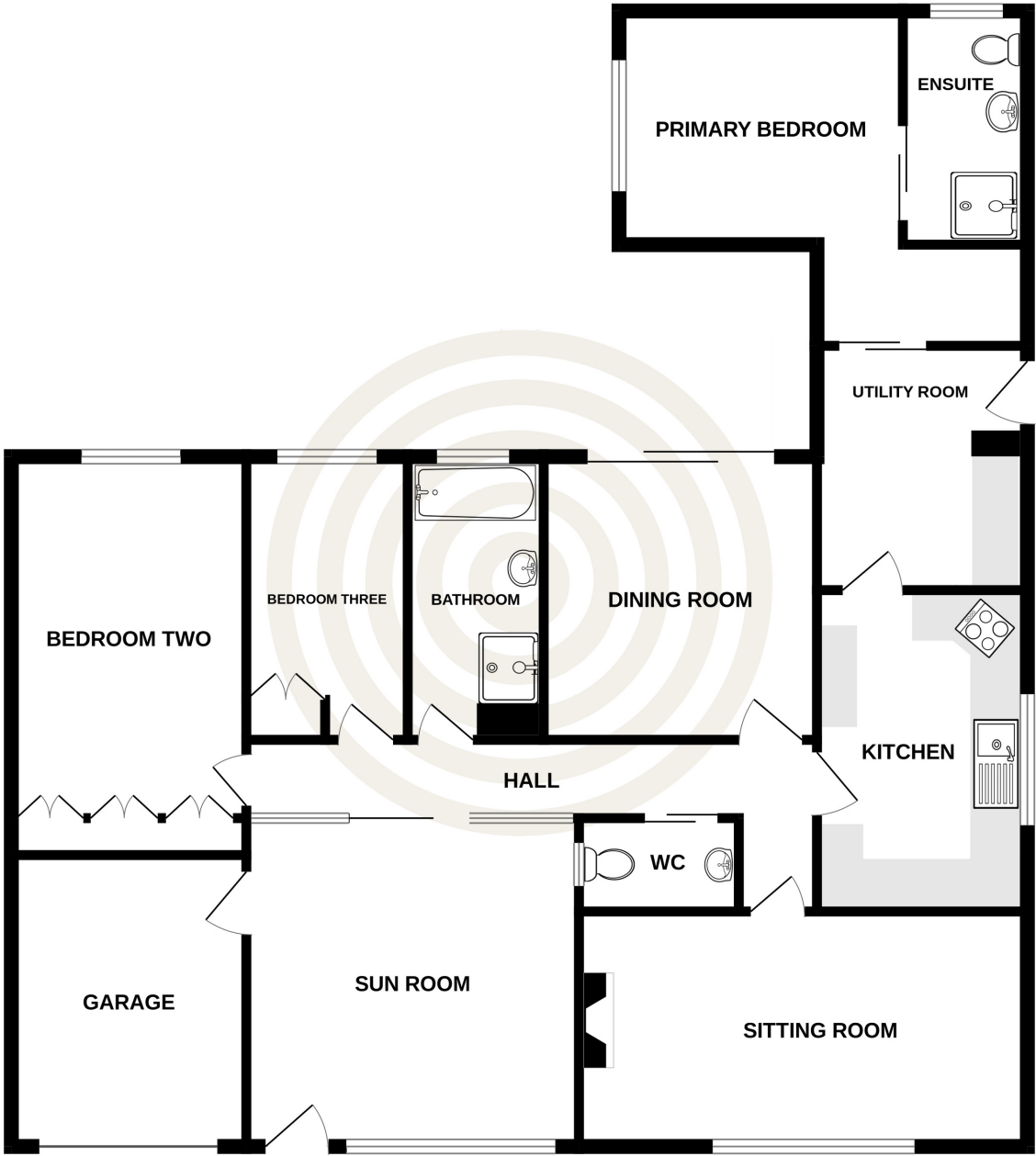
Selva is a detached bungalow conveniently situated within a quiet lane in Vale. The accommodation comprises sun room, sitting/dining room, kitchen, utility room, family bathroom, cloak room, single bedroom and two double bedrooms, the primary of which benefits from an en-suite shower room. Externally, there is a single garage and parking for multiple vehicles to the front, whilst a private, easily maintained garden occupies the rear. A chance to acquire a bungalow in a peaceful location.



LIVINGROOM
The Channel Island Estate Agent



GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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

Sun Room	13'0 x 13'2
Hall	6'10 x 22'7
WC	3'8 x 6'4
Bathroom	11'3 x 5'5
Primary Bedroom	13'3 x 16'2
Ensuite	9'3 x 4'11
Dining room	11'3 x 10'10
Bedroom Two	14'4 x 9'4
Bedroom Three	11'3 x 6'5
Kitchen	12'9 x 8'4
Utility Room	9'8 x 8'4
Sitting room	9'4 x 17'9
GARAGE	
Garage	11'6 x 9'4

KEY FACTS

Detached family home
Quiet location
Easily maintained rear garden
Single garage and parking for multiple vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric central heating

APPLIANCES

Belling double oven
Electric hob
Stoves extractor
Beko Fridge
Lec fridge/freezer
Hotpoint freezer
Bendix dishwasher
Indesit washing machine
Hotpoint tumble dryer

INCLUSIONS

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

SCHOOL CATCHMENT

Hautes Capelles Primary
St Sampson's 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.

£675,000



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