

# PIECE MAUGER COTTAGE

SOLE AGENT



**2**

BEDROOMS

**2**

BATHROOMS

**1,163**

SQ FT

**4.0%**

YIELD

## POA TRINITY

Introducing a charming granite terraced property nestled in the heart of Trinity, this historic gem boasts a delightful patio garden at the front, offering a serene escape steps from the roadside. Dating back to the 1700s, this character-filled home has been lovingly renovated by its current owner, ensuring a seamless blend of traditional charm and modern convenience. Upon entering, you're greeted by an inviting entrance hall that sets the tone for the rest of the home. The ground floor features a cosy sitting room, perfect for relaxing evenings, and a spacious kitchen/diner, ideal for hosting gatherings or enjoying meals with loved ones. Ascending to the first floor, you'll find two beautifully appointed bedrooms, one of which boasts an en-suite bathroom, providing luxury and convenience. Completing this level is a stylish house bathroom, offering functionality without compromising on style. Venturing to the top floor, you'll discover two versatile rooms that offer endless...



**LIVINGROOM**

The Channel Island Estate Agent

















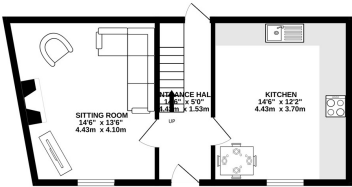




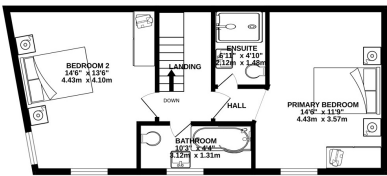




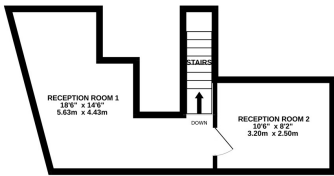
GROUND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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.

Made with Metropix ©2024



GROUND FLOOR

Entrance Hall	13'6 x 5'0
Sitting Room	14'6 x 13'6
Kitchen	14'6 x 12'2

FIRST FLOOR

Primary Bedroom	14'6 x 11'9
Bathroom	10'3 x 4'4
Bedroom 2	14'6 x 13'6

SECOND FLOOR

Reception Room 1	16'6 x 14'6
Reception Room 2	10'6 x 8'2

KEY FACTS

Two bedrooms with additional two rooms ideal for study/snug on top floor  
Character granite cottage  
Fully renovated by current owner  
Rented parking spaces available  
Patio garden roadside  
Ideal first time buyer, investment property or downsizer  
Available immediately

WATER

Borehole UV Filtration

DRAINAGE

Mains drains

HEATING

Electric heating throughout  
Underfloor (matting) downstairs and radiators upstairs

PARKING

Parking available to rent at £50pcm per space  
(located to rear of property)

TENURE

Freehold

RENTAL INCOME POTENTIAL

£2,000pcm

ADDITIONAL INFORMATION

No listings

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Trinity  
Grainville

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



**LIVINGROOM**  
The Channel Island Estate Agent