

# BON REPOS

SOLE AGENT



# 3

BEDROOMS

# 2

BATHROOMS

---

**£2,400 LOCAL MARKET, VALE**

Bon Repos is a modern end of terrace property situated on a clos near to local amenities. The accommodation comprises entrance hall, cloakroom, sitting/dining room and fully fitted kitchen. The first floor offers two double bedroom, one with ensuite shower room and fitted furniture and one single bedroom, along with family bathroom. Externally, there is an enclosed garden and two allocated parking spaces. Available immediately on an unfurnished basis. Children are welcome, strictly no smokers.



**LIVINGROOM**  
The Channel Island Estate Agent

---







GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR  
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 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 reliability or efficiency can be given.

## GROUND FLOOR

Entrance hall	14'5 x 6'8
Cloakroom	5'3 x 2'9
Sitting room	15'6 x 11'4
Dining room	12'1 x 9'0
Kitchen	12'7 x 9'0

## FIRST FLOOR

Landing	
Primary bedroom	11'6 x 11'3
En-suite shower room	9'0 x 2'9
Bedroom two	12'9 x 10'1
Bedroom three	9'6 x 8'2
Bathroom	8'5 x 6'8

## KEY FACTS

Available immediately  
Parking for two vehicles  
Enclosed garden  
Close to nearby local amenities

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Gas fired central heating

## APPLIANCES

Oven and hob  
Microwave  
Extractor  
Integrated fridge/freezer  
Dishwasher

## INCLUSIONS

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

## SCHOOL CATCHMENT

Vale 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.

**£2,400**



**LIVINGROOM**  
The Channel Island Estate Agent