

MANLY COTTAGE

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

1,293

SQ FT

POA LOCAL MARKET, ST. MARTIN

This desirable, semi-detached family home is situated in a tranquil St Martin location within a small, select clos. Only a short distance away from the picturesque South Coast cliffs of Icart and Petit Bot Bay, the accommodation is naturally light throughout and comprises entrance hall with storage, shower room, fully fitted kitchen/breakfast room and a spacious sitting/dining room on the ground floor. The first floor has two double bedrooms with a distant sea view and a family bathroom. An extra bedroom could easily be created by sub-dividing bedroom one or converting the dining room area on the ground floor. Externally, there is a front garden with parking and access to a good-sized garage with storage above. The South-facing, rear garden is fully enclosed and also benefits from a sunny patio area. A superb home in a beautiful location.



LIVINGROOM

The Channel Island Estate Agent

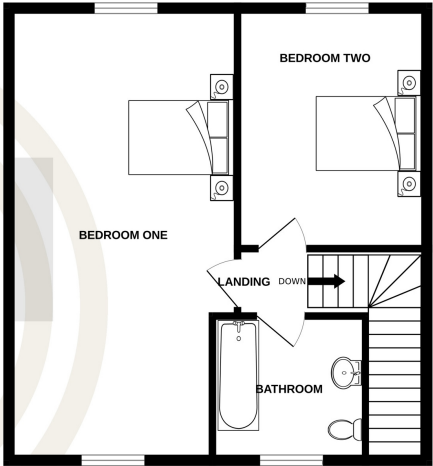




GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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

Entrance hall	14'6 x 9'11
Shower room	6'9 x 6'7
Sitting room	17'11 x 12'0
Dining room	13'5 x 10'4
Kitchen/breakfast room	13'9 x 9'11
Garage	19'4 x 8'8

FIRST FLOOR

Bedroom one	23'8 x 12'0
Bedroom two	12'7 x 9'11
Family bathroom	8'0 x 7'7

KEY FACTS

Semi-detached family home
Situating in a small, select clos
Close to lcart and Petit Bot
Naturally light accommodation
South-facing garden
Garage and parking

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil Central heating

APPLIANCES

Neff double oven
AEG hob and extractor unit
Integrated fridge and freezer
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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