

CHAMPETRE

SOLE AGENT



4

BEDROOMS

2

BATHROOMS

2,237

SQ FT

POA LOCAL MARKET, VALE

This spacious detached bungalow occupies a large plot in the parish of Vale, close to the Bridge amenities and Marina. With views over neighbouring fields, the accommodation is naturally light throughout and comprises entrance porch, hall, four bedrooms, family bathroom, snug, kitchen, covered veranda, dining room, utility and a further shower room (this part of the house could be converted into a separate suite/wing if desired). Externally, there is a generous driveway with parking for multiple vehicles, triple car garage and the private, lawned gardens sweep around the property - predominately facing West to enjoy the afternoon/evening sunshine. Although cosmetic upgrading is required, this is a super property with much potential.



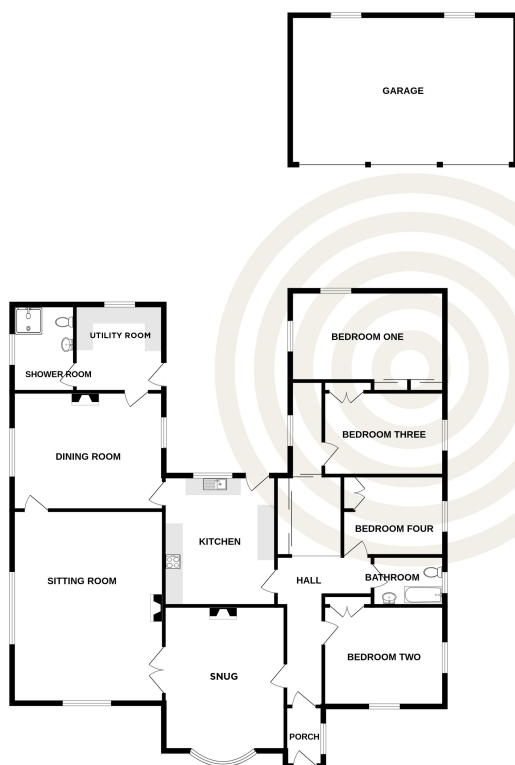
LIVINGROOM

The Channel Island Estate Agent





GROUND FLOOR
2237 sq.ft. (207.8 sq.m.) approx.



TOTAL FLOOR AREA : 2237 sq.ft. (207.8 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

Porch	6'5 x 4'1
Hall	14'8 x 4'1
Bedroom one	17'8 x 9'8
Bedroom two	13'0 x 11'0
Bedroom three	14'0 x 9'0
Bedroom four	11'0 x 8'9
Family bathroom	7'9 x 5'4
Snug	15'6 x 13'0
Sitting room	20'8 x 16'9
Dining room	16'9 x 12'8
Kitchen	14'0 x 12'0
Utility room	9'6 x 9'4
Shower room	9'4 x 6'9
Garage	24'2 x 16'0

KEY FACTS

- Detached spacious bungalow
- Occupying a generous, private site
- Close to the Bridge amenities and Marina
- Cosmetic upgrading required
- Large lawned gardens
- Triple garage and parking for multiple vehicles

SERVICES

- Mains services

DRAINAGE

- Mains drainage

HEATING

- Oil central heating

APPLIANCES

- Double oven
- Neff hob and extractor unit
- Hotpoint dishwasher
- Hotpoint fridge and freezer

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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