

ROSEWOOD COTTAGE

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,638

SQ FT

£775,000 LOCAL MARKET, ST. MARTIN

This charming family home is situated in a popular location in St. Martin, within walking distance to the cliff paths. Updated by the current owners, Rosewood Cottage provides well-proportioned accommodation. The ground floor comprises entrance hall, bedroom three, cloakroom, kitchen, utility room, sitting room and sun room. The first floor has two further double bedrooms, one of which is en-suite. Externally, there is a garage, a paved driveway to the front for two vehicles and to the rear is a South Facing, lawned garden complete with timber shed and patio seating area. A superb family home in a sought after location, viewing highly recommended.



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TOTAL FLOOR AREA : 1638 sq.ft. (152.2 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	14'3 x 6'5
Sitting/dining room	24'4 x 15'6
Sun room	10'9 x 9'6
Kitchen	11'6 x 9'6
Utility room	9'7 x 4'7
Bedroom three	10'9 x 8'9
Cloakroom	5'0 x 2'9
Garage	15'9 x 9'7

FIRST FLOOR

Primary bedroom	21'5 x 12'6
En-suite bathroom	11'3 x 9'6
Bedroom two	21'5 x 14'7
Shower room	8'0 x 6'3

KEY FACTS

Charming family home in a popular St. Martin location

Well proportioned accommodation

Upgraded by the current owners including a recently fitted kitchen

Fully enclosed rear garden with patio area

Garage and parking for two vehicles

SERVICES

Mains

DRAINAGE

Mains

HEATING

Oil

APPLIANCES

Neff oven

Neff combi microwave

Neff hob

Neff fridge freezer

Neff dishwasher

Hotpoint washing machine

Miele dryer

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.

£775,000



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