ROSEWOOD COTTAGE

SOLE AGENT





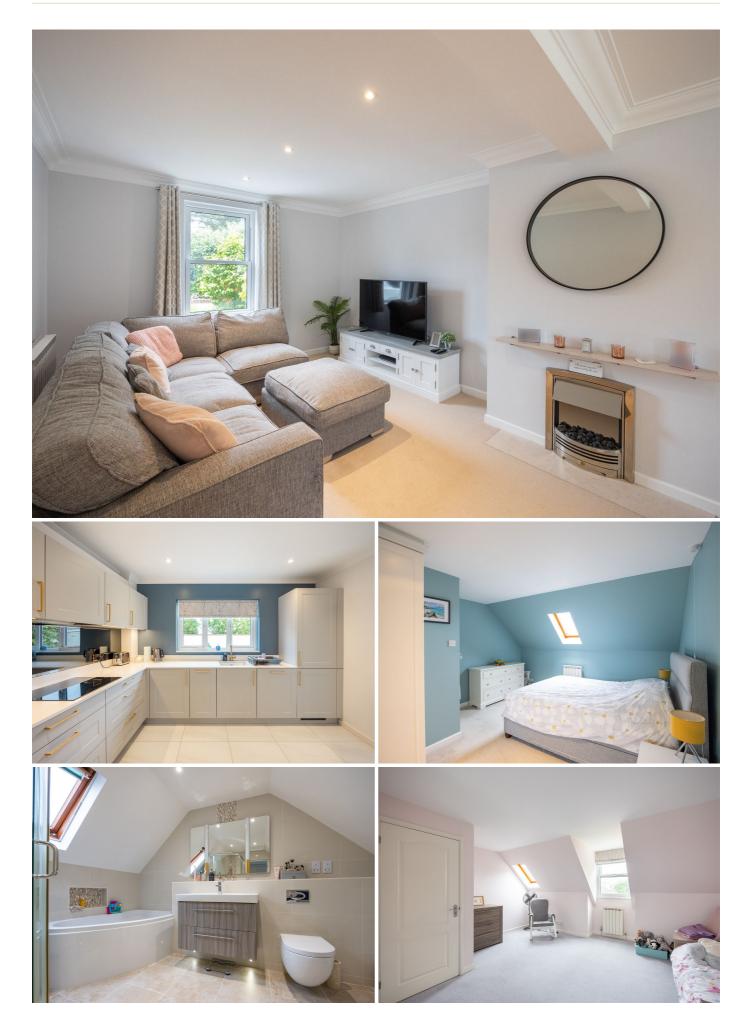




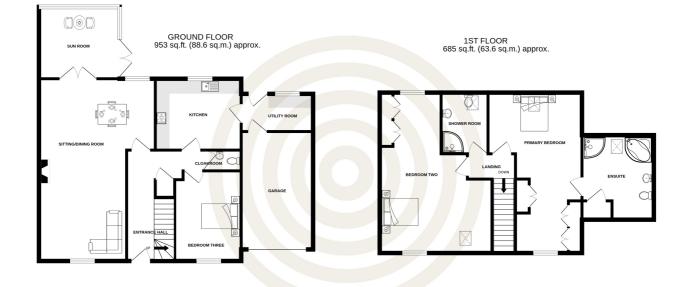
£775,000 LOCAL MARKET, ST. MARTIN

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.









TOTAL FLOOR AREA : 1638 sq.ft. (152.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the flooplan contained here, measurements of the second seco

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

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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