

LE PETIT COIN

SOLE AGENT



3

BEDROOMS

1

BATHROOM

826

SQ FT

POA LOCAL MARKET, ST. SAMPSON

Le Petit Coin is a well-presented home tucked away in a quiet clos, conveniently located within easy walking distance of amenities. In good order throughout, the accommodation comprises entrance hall, family bathroom, kitchen and a spacious sitting/dining room with sliding doors opening up to the garden on the ground floor, whilst the first floor offers a single and two double bedrooms. Externally, there is parking for two vehicles to the front, whilst an enclosed, easily maintained garden with side access occupies the rear. A fantastic home worthy of closer inspection.



LIVINGROOM

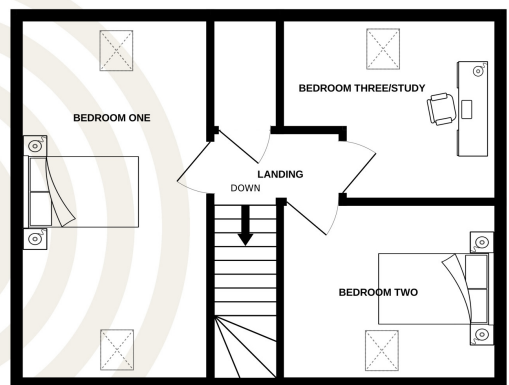
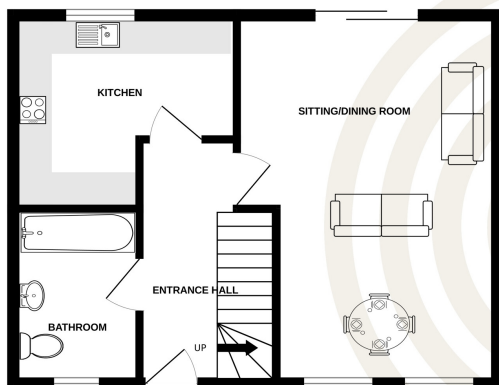
The Channel Island Estate Agent





GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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 operability or efficiency can be given.
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GROUND FLOOR

Entrance hall	11'9 x 6'7
Sitting/dining room	17'9 x 12'6
Kitchen	10'9 x 9'4
Bathroom	8'1 x 5'5

FIRST FLOOR

Landing	5'9 x 3'5
Bedroom one	17'9 x 9'4
Bedroom two	10'7 x 8'7
Bedroom three/study	10'7 x 8'7

KEY FACTS

Well-presented home
Peaceful clos in convenient St. Sampson location
In good order throughout
Enclosed, easily maintained rear garden
Parking for two vehicles

Within easy walking distance of local amenities

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil central heating

APPLIANCES

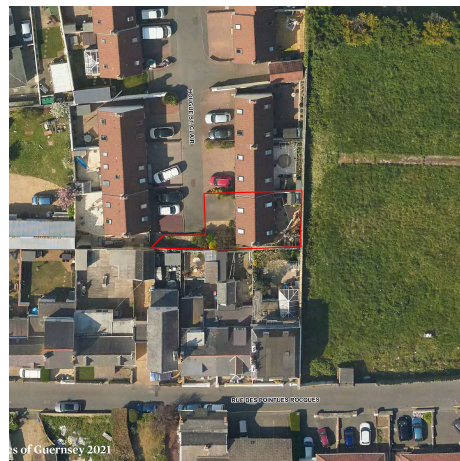
Bosch oven
Ignis hob
Extractor
Hotpoint fridge
Statesman freezer
Hotpoint dishwasher
Beko washing machine

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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