

# SKALA

SOLE AGENT



**2**

BEDROOMS

**1**

BATHROOM

**1,082**

SQ FT

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## POA LOCAL MARKET, ST. MARTIN

A delightful detached bungalow set in the highly sought-after parish of St. Martin, set on a quiet lane close to local shops, restaurants, and the South Coast cliffs.

The internal accommodation comprises a generous sitting room, a well-equipped kitchen/dining room, a family bathroom, and two double bedrooms. Additionally, the property features a versatile sun room, perfect for relaxing or entertaining.

Externally, Skala boasts easily maintained gardens and parking for several vehicles and a garage.

This lovely property presents a wonderful opportunity to acquire a charming detached home in a prime location and is recommended for an early viewing.



**LIVINGROOM**

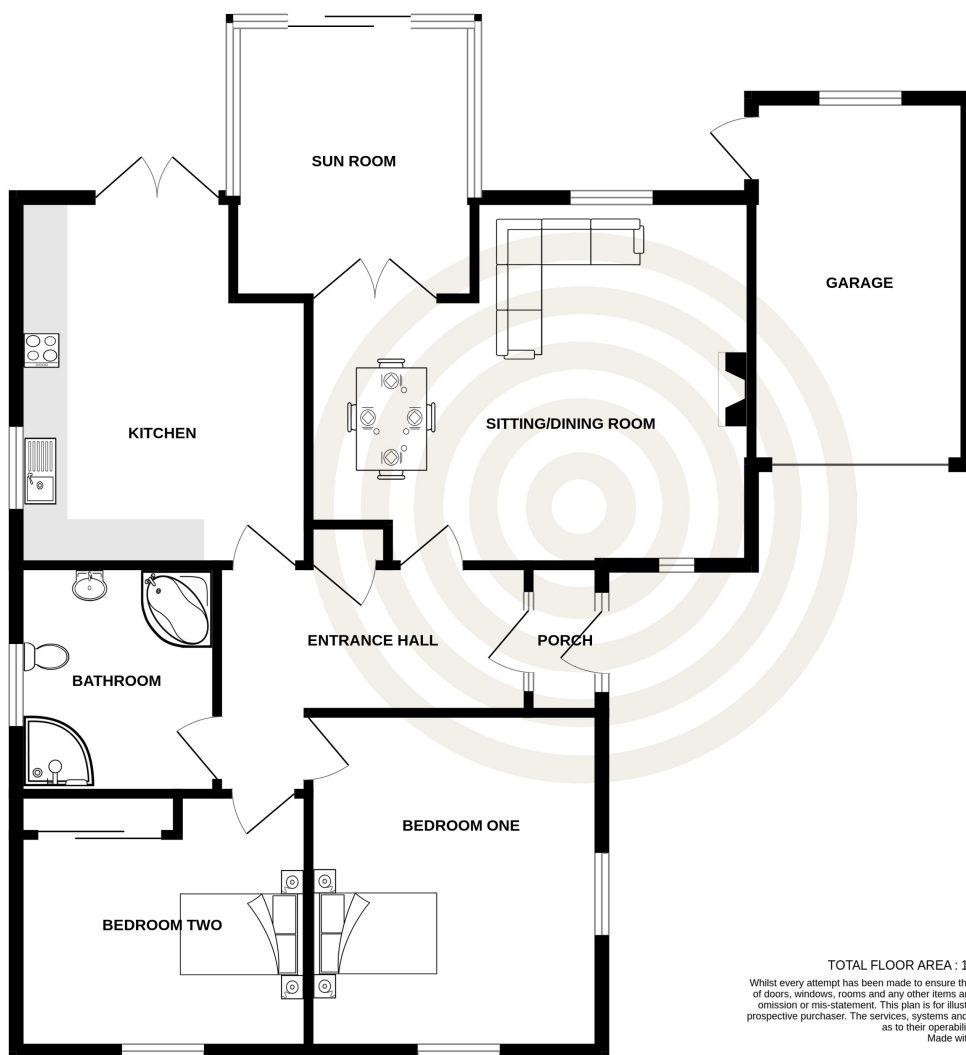
The Channel Island Estate Agent

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GROUND FLOOR  
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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**

<b>Porch</b>	6'2 x 3'3
<b>Entrance hall</b>	12'6 x 9'5
<b>Sitting/dining room</b>	17'9 x 14'9
<b>Sun room</b>	11'1 x 9'8
<b>Kitchen</b>	14'9 x 11'9
<b>Bedroom one</b>	13'7 x 11'9
<b>Bedroom two</b>	11'9 x 10'4
<b>Bathroom</b>	9'2 x 8'1

**KEY FACTS**

Detached bungalow with spacious living areas  
Situated in the sought-after parish of St. Martin, close to amenities and the South Coast cliffs  
Well-maintained, in good order throughout  
Easily maintained gardens and parking for multiple vehicles, including a garage  
Comfortable and versatile living space with a sun room

**SERVICES**

Mains services

**DRAINAGE**

Mains drainage

**HEATING**

Oil central heating

**APPLIANCES**

Electrolux hob

Extractor fan

Integrated Hotpoint fridge & freezer

Electrolux double oven

Zanussi washing machine

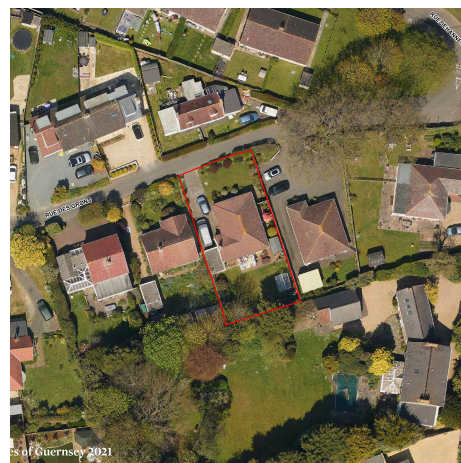
Electrolux dishwasher

**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**



**LIVINGROOM**  
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