# DAVANA VISTA



**3**
BEDROOMS

**1**
BATHROOM

**1,228**
SQ FT

## £895,000 LOCAL MARKET, ST. MARTIN

Davana Vista enjoys an exceptional position along a highly sought-after rural lane above Petit Bot, just a short stroll from the South Coast cliffs and scenic country walks. Set within generous grounds, the property currently comprises a detached bungalow requiring either comprehensive renovation or complete redevelopment. While no planning permissions have been sought to date, the site presents significant potential for enhancement or replacement, subject to the necessary planning consents. Externally, the property benefits from a generous paved driveway providing ample parking. Historically, the driveway area accommodated a substantial garage/outbuilding as well as a greenhouse. The lawned gardens wrap around to the rear of the property and extend down towards Petit Bot Road. While currently overgrown, there is a level garden area located below the bungalow. Occupying an elevated position, the property also benefits from impressive West-facing views across neighbouring agricultural...

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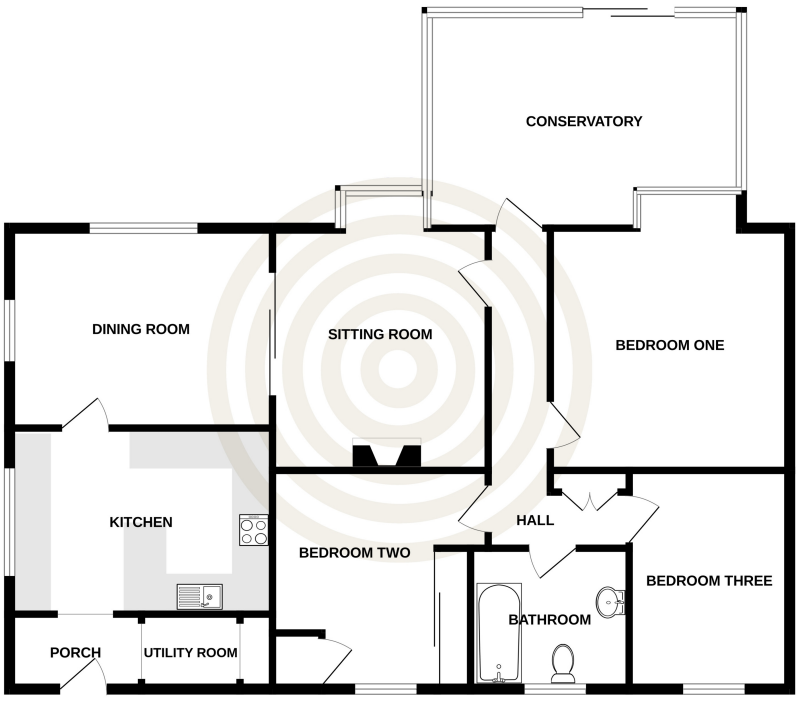








GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.




TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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

## GROUND FLOOR

| | |
|---|---|
| **Porch** | 7'1 x 4'0 |
| **Utility room** | 5'3 x 4'0 |
| **Kitchen** | 14'1 x 10'0 |
| **Dining room** | 14'1 x 10'8 |
| **Sitting room** | 13'0 x 11'7 |
| **Conservatory** | 16'10 x 11'7 |
| **Hall** | 17'2 x 3'4 |
| **Bedroom one** | 13'0 x 12'10 |
| **Bedroom two** | 11'9 x 11'7 |
| **Bedroom three** | 11'9 x 8'7 |
| **Bathroom** | 8'1 x 7'6 |

## KEY FACTS

A superb site situated in a rural lane above Petit Bot

Close to the South Coast Cliffs and country walks

Elevated site with views over agricultural land, valley and beyond

The current property will require renovation or re-development

Spacious driveway and gardens which descend towards Petit Bot Valley road

No planning permissions have been sought but lots of scope for enhancement

## SERVICES

Mains services

## DRAINAGE

Cesspit drainage

## HEATING

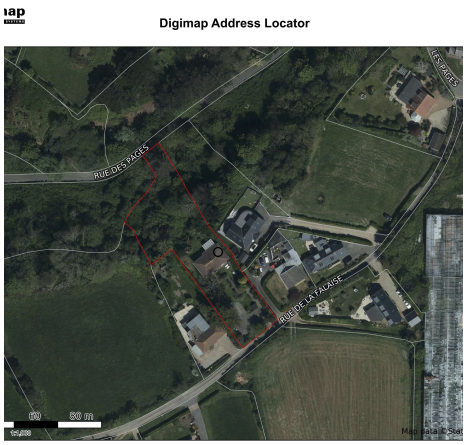
Gas central heating

## INCLUSIONS

N/A

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.

**£895,000**




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