

BON AIR



3

BEDROOMS

2

BATHROOMS

1,376

SQ FT

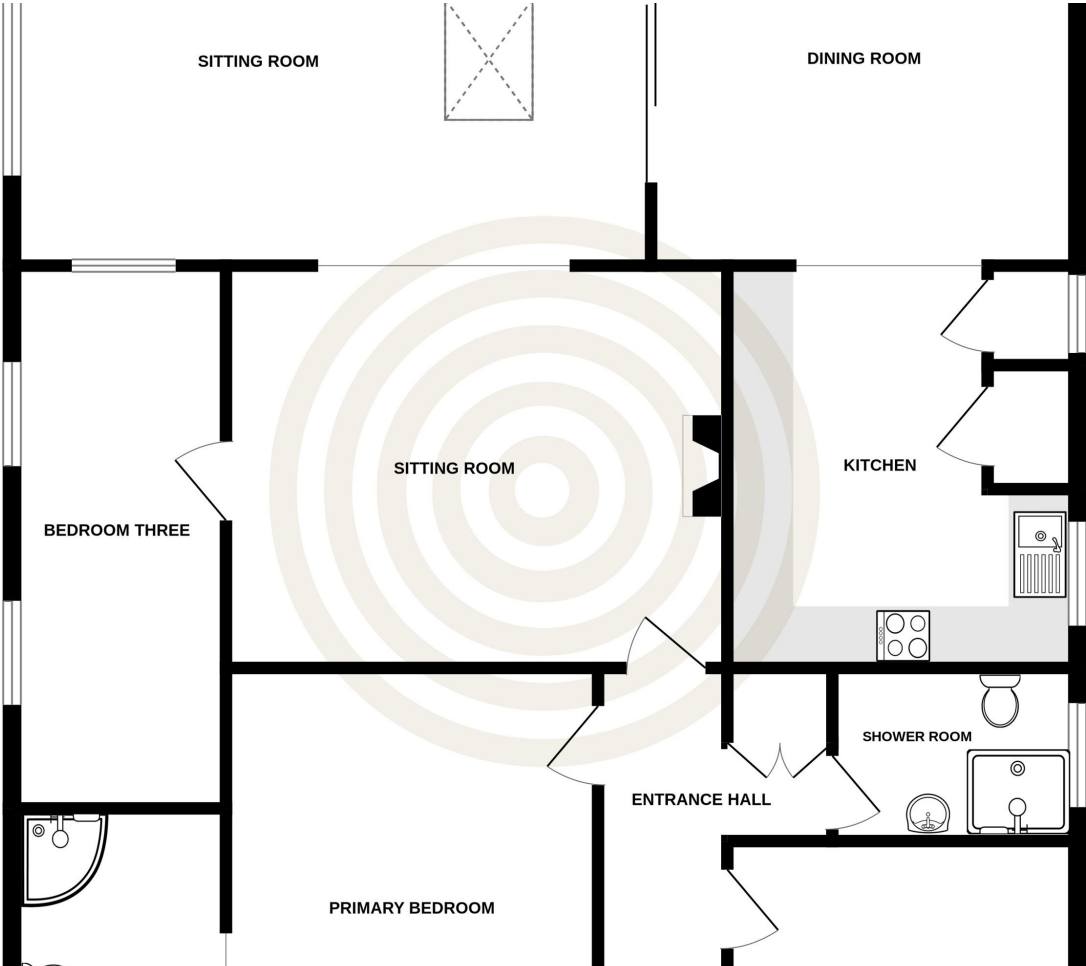
£695,000 LOCAL MARKET, ST. MARTIN

Bon Air is a spacious detached bungalow occupying a convenient position in the sought-after parish of St. Martin, close to a range of local amenities. Although in need of modernisation, the property offers well-proportioned accommodation and considerable potential to create a comfortable and versatile family home. The accommodation comprises an entrance porch leading into a welcoming hallway, a generous sitting room, separate dining area, family room, principal bedroom with en-suite shower room, further double bedroom, shower room and an additional bedroom/study. Externally, the property is approached via a driveway providing access to a single garage, with a formal garden area to the front. To the rear is a West-facing patio, together with additional parking for two to three vehicles. Situated in a popular and convenient location, Bon Air represents an excellent opportunity for those looking to modernise and put their own stamp on a well-proportioned home. Viewing is highly...



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GROUND FLOOR

Entrance hall	15'1 x 7'5
Primary bedroom	15'1 x 11'9
En-Suite	10'8 x 6'9
Bedroom two	9'7 x 11'1
Bedroom three	17'2 x 6'9
Shower room	5'6 x 7'9
Sitting room	9'12 x 15'10
Kitchen	12'9 x 11'1
Dining room	13'2 x 13'6
Sitting room	13'2 x 20'3

KEY FACTS

Spacious detached bungalow
Requires modernisation
Sought-after St. Martin location
Conveniently situated close to local amenities
Excellent potential to create a fantastic family home
West-facing rear patio
Parking for multiple vehicles and single garage

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil central heating

APPLIANCES

Neff double oven/grill
Rangemaster hob
Neff extractor
Freestanding fridge/freezer
Hisense dishwasher
Indesit washing machine
Hotpoint tumble 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.

£695,000



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