



£499,000



## La Conchee Cottage, Route De La Perelle, St Saviour

Perry's guide reference: 13 E5



- Detached Characterful 2 Bed Cottage
- Prime West Coastal Location
- Garden & Lovely Sea Views
- Parking For Two Vehicles
- Scope To Upgrade/Extend
- TRP 135

Set in a prime west coast location overlooking Perelle Bay, La Conchee Cottage has been cherished by the current owners and has scope to modernise to suit.

With a large main reception room featuring exposed beams and granite fireplace, leading through to a country-style kitchen and a conservatory which has views across the garden and to the sea. In addition, there is a double bedroom with fitted storage and a shower room on the ground floor, with a spacious double bedroom on the first floor, enjoying further views and with good storage into the eaves.

Externally, there is currently parking for two vehicles (which could be extended), a low maintenance garden that features a raised deck to take full advantage of the fantastic view, as well as two domestic garden sheds and a greenhouse. The property has had a new electric heating system installed in April this year and although the house would benefit from upgrading and decorative works, a buyer can easily move straight in and live in this charming and characterful home. Quick viewing highly recommended by Mawson Collins Limited.











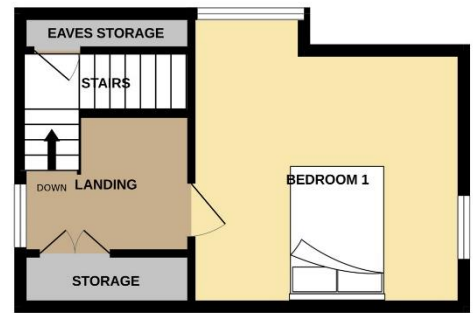












### Inclusions

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

Hotpoint electric oven

Smeg electric hob

Future fridge/freezer

Zanussi washing machine

Indesit tumble dryer

### Room Measurements

#### GROUND FLOOR

Entrance Hall	5' 11" x 2' 11" (1.80m x 0.90m)
Lounge/Diner	21' 0" x 15' 1" (6.40m x 4.60m)
Kitchen	10' 2" x 8' 10" (3.10m x 2.70m)
Consevatory	12' 10" x 12' 2" (3.90m x 3.70m)
Bedroom 2	12' 6" x 8' 10" (3.80m x 2.70m)
Shower Room	8' 10" x 5' 11" (2.70m x 1.80m)

#### FIRST FLOOR

Landing	9' 11" x 5' 11" (3.03m x 1.80m)
Bedroom 1	15' 1" x 12' 2" (4.60m x 3.70m)

#### EXTERIOR

Garden Shed	9' 0" x 6' 0" (2.74m x 1.83m)
Garden Shed	7' 10" x 5' 11" (2.40m x 1.80m)



### **Possession**

By arrangement.

### **Services**

Mains water, electricity and drainage. Electric central heating. uPVC double glazing.

The property is of granite construction.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.