

£695,000



## Kum Ba Ya, Rue De La Mare, Castel

Perry's guide reference: 14 C3



- Detached 3 Bed Bungalow Near Vazon
- Spacious Reception Rooms
- Sunny Enclosed Rear Garden
- 3 Parking Spaces & Scope For More
- Close To West Coast & Beaches
- TRP 138

### Description

An attractive detached bungalow located in the sought after parish of Castel and within walking distance to the west coast.

Well-presented throughout, the accommodation offers a lounge, spacious kitchen/diner, conservatory, three bedrooms (all with fitted storage) and a bathroom.

Externally, the property further benefits from an enclosed rear garden with parking to the front for three vehicles (and scope for the creation of additional spaces).

Well located for school catchments and with close amenities nearby, quick viewing is highly recommended by Mawson Collins Limited.



















## GROUND FLOOR



### Appliances

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

Appliances include:

- Neff electric oven & grill
- Neff electric hob
- Neff integrated dishwasher
- Neff integrated fridge
- Neff integrated freezer
- Hotpoint washing machine

### Room Measurements

#### GROUND FLOOR

Porch	5' 3" x 4' 10" (1.61m x 1.47m)
Entrance Hall	21' 5" x 4' 3" (6.53m x 1.30m)
Lounge	16' 11" x 13' 3" (5.16m x 4.05m)
Kitchen/Diner	10' 11" x 15' 2" (3.34m x 4.62m)
Conservatory	15' 1" x 10' 0" (4.61m x 3.04m)
Bedroom 1	13' 2" x 9' 9" (4.02m x 2.98m)
Wardrobe	6' 9" x 1' 9" (2.05m x 0.53m)
Bathroom	7' 0" x 5' 6" (2.14m x 1.68m)
Bedroom 2	10' 0" x 9' 5" (3.04m x 2.86m)
Airing Cupboard	3' 5" x 1' 7" (1.03m x 0.47m)
Bedroom 3	11' 0" x 6' 11" (3.35m x 2.12m)
Wardrobe	2' 8" x 1' 7" (0.82m x 0.47m)
<b>EXTERIOR</b>	
Shed	7' 7" x 5' 7" (2.31m x 1.71m)



**Possession**  
By Arrangement

**Services**  
Mains water, electricity and drainage.  
Oil central heating. Combination of  
uPVC double glazing and wooden  
glazed windows.

We are advised that the property is of  
cavity 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.