

MAWSON COLLINS

PROPERTY SPECIALISTS

£670,000



The Clucking Bell, Les Sauvagees, St Sampson

Perry's guide reference: 10 C3



- Lovely Detached Cottage
- Enclosed, Low Maintenance Garden
- Parking For Multiple Vehicles
- Beautifully Presented Throughout
- Solid Oak Kitchen, Flexible Layout
- TRP 120

Description

A charming and deceptively spacious detached cottage, which is beautifully presented throughout, with a enjoys a high level of privacy to the rear and parking for several vehicles to the front.

Internally, the accommodation includes a lounge/diner with working fireplace, separate kitchen/breakfast room, with fitted appliances and granite worksurfaces, a large conservatory which opens out to the garden, two double bedrooms and two bathrooms.

Externally, the garden is sunny and fully enclosed, with a detached laundry/storeroom, low maintenance granite paving and a domestic wooden shed.

A truly lovely property, which has a flexible layout and offers cosy, characterful accommodation.













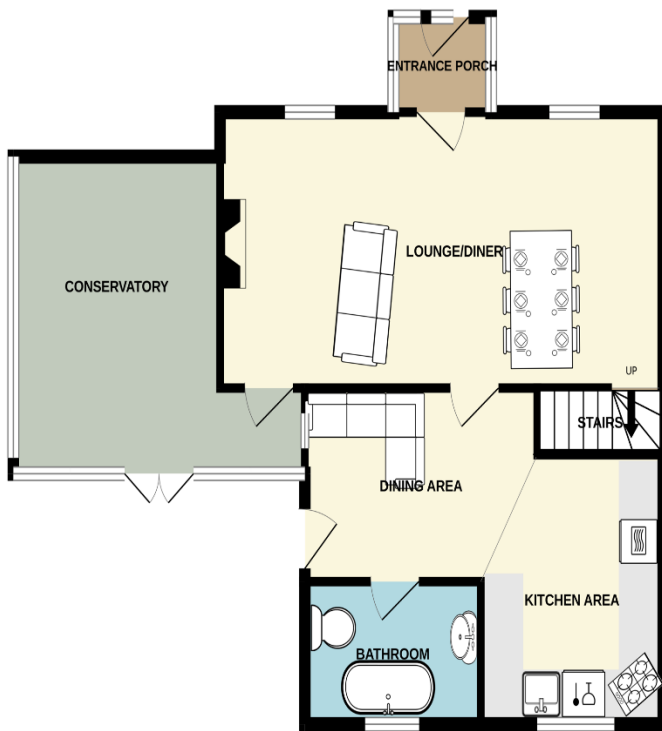




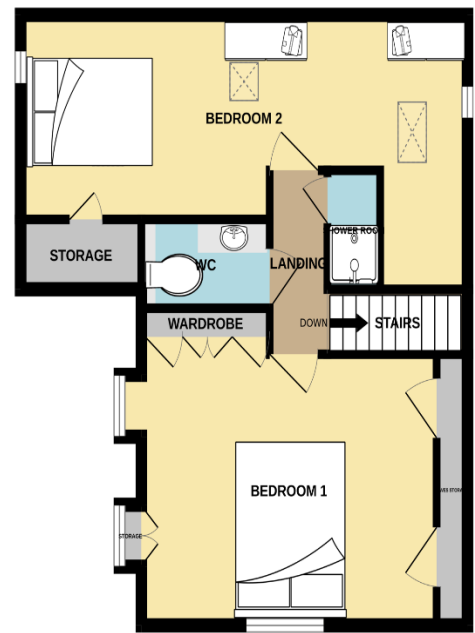




GROUND FLOOR



1ST FLOOR



Appliances

To include the fitted flooring and carpets, some of the curtains and blinds as hung and some of the light fittings (the chandelier in bedroom 1 or the curtains in the lounge are not included in the sale)

Appliances include:

Neff Ceran hob Integrated extractor
Neff double electric oven
and combination microwave oven
Integrated Neff dishwasher

(The laundry/store room is plumbed for a washing machine)

Room Measurements

GROUND FLOOR

Entrance Porch	5' 5" x 4' 11" (1.66m x 1.50m)
Lounge/Diner	22' 8" x 13' 2" (6.90m x 4.01m)
Kitchen Area	11' 0" x 9' 0" (3.35m x 2.74m)
Dining Area	9' 0" x 7' 9" (2.74m x 2.36m)
Bathroom	7' 3" x 6' 0" (2.21m x 1.83m)
Conservatory	13' 8" x 10' 6" (4.16m x 3.20m)

FIRST FLOOR

Landing	9' 9" x 3' 2" (2.96m x 0.97m)
Bedroom 1	12' 6" x 10' 3" (3.81m x 3.12m)
Bedroom 2	23' 7" x 11' 0" (7.18m x 3.35m)
Shower Room	4' 7" x 3' 1" (1.40m x 0.95m)
WC	4' 6" x 4' 6" (1.37m x 1.37m)

EXTERIOR

Laundry/Store Room	10' 7" x 7' 9" (3.23m x 2.37m)
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Possession

By arrangement.

Services

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

The property is of part granite, part 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.