

£795,000



La Trigale, Barras Lane, Vale

Perry's guide reference: 8 D2



- Detached 3 Bed, 2 Bath House
- Built In 1974, Cavity Construction
- With Spacious Reception Rooms
- Large Garden, In & Out Driveway
- Single Garage, Plenty Of Parking
- TRP 193

Description

A deceptively spacious detached house, located in a popular residential area near to the West coast of the Island.

With accommodation laid out over two floors, that includes a large lounge with an attractive granite fireplace, a separate kitchen/diner, a utility room, a double bedroom, with sunroom leading off, an additional conservatory and shower room on the ground floor and two double bedrooms (one with space/potential for an ensuite to be added) and a family bathroom on the first floor.

Externally, the rear garden is south facing and is primarily laid to lawn. At the front there is parking for multiple vehicles, a single garage and a granite-built shed/store.

A fabulous family home, in a good residential location, overlooking a nature reserve, with lots of potential.















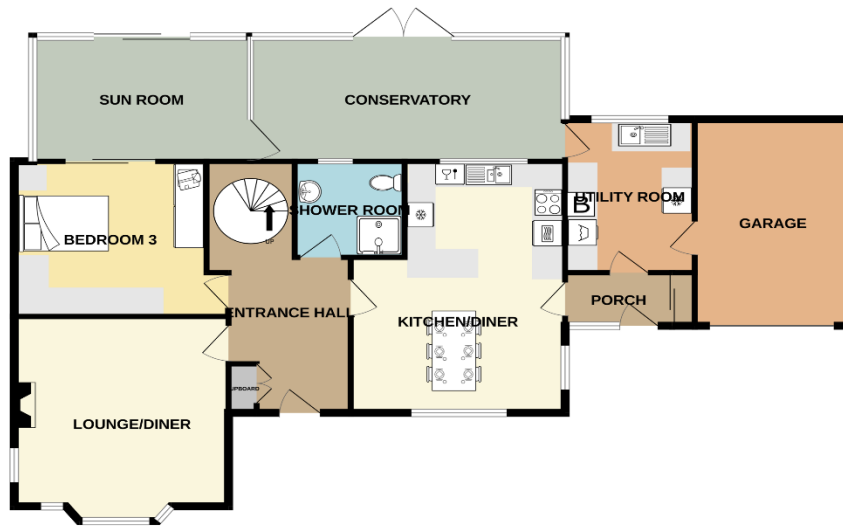








GROUND FLOOR



1ST FLOOR



Inclusions

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

Appliances include:

- Neff electric oven & grill
- Creda electric hob
- Integrated extractor fan
- Hotpoint dishwasher
- Hotpoint undercounter fridge
- Hotpoint freestanding fridge/freezer
- Hotpoint washing machine
- Panasonic microwave

Room Measurements

GROUND FLOOR

- Entrance Hall 12' 9" x 6' 8" (3.88m x 2.03m)
- Stair Lobby 6' 7" x 6' 2" (2.00m x 1.89m)
- Lounge 15' 5" x 14' 6" (4.69m x 4.41m)
- Kitchen/Diner 19' 6" x 12' 7" (5.94m x 3.83m)
- Side Porch 6' 1" x 4' 2" (1.85m x 1.27m)
- Utility Room 10' 11" x 7' 7" (3.33m x 2.30m)
- Conservatory 17' 10" x 9' 4" (5.43m x 2.85m)
- Bedroom 3 12' 9" x 9' 11" (3.88m x 3.02m)
- Sunroom 14' 3" x 9' 5" (4.34m x 2.86m)
- Shower Room 6' 8" x 5' 9" (2.02m x 1.74m)

FIRST FLOOR

- Landing 12' 10" x 8' 3" (3.91m x 2.52m)
- Bedroom 1 16' 2" x 12' 5" (4.94m x 3.78m)
- Dressing Room 8' 1" x 7' 7" (2.47m x 2.30m)
- Bathroom 7' 6" x 5' 10" (2.29m x 1.79m)
- Bedroom 2 14' 3" x 10' 0" (4.34m x 3.04m)

EXTERIOR

- Garage 15' 7" x 10' 3" (4.75m x 3.12m)
- Granite-built Shed 5' 5" x 5' 4" (1.64m x 1.63m)



Possession

By arrangement.

Services

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

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.