

£1,900 p.c.m.



Bonne Heure, 8, Mont Morin, St Sampson

Two Bedroom House with Parking & Garden

Perry's Guide Reference: 11 E3

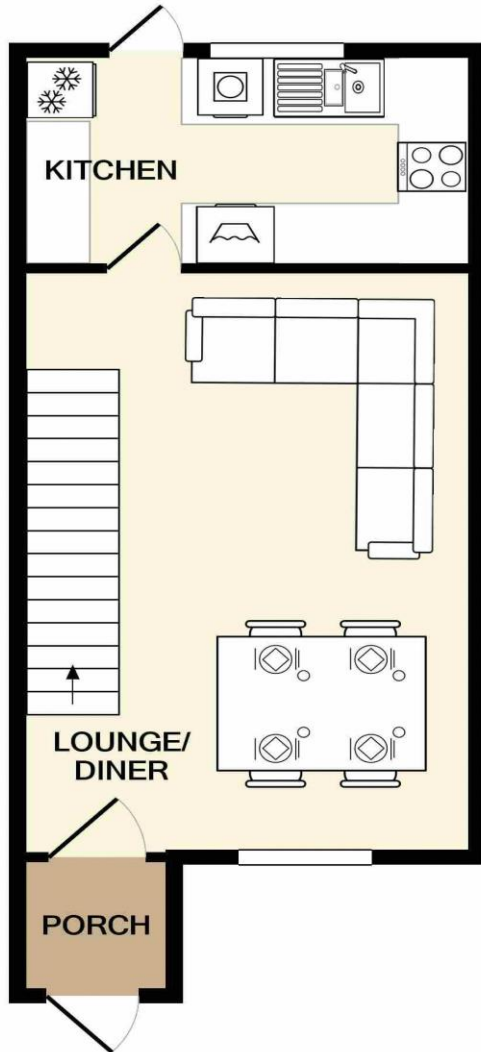


- Semi Detached Two Bedroom House
- Great Location Near Schools & Amenities
- Private Spacious Decked Area
- One Parking Space
- Available From 2nd June 2024

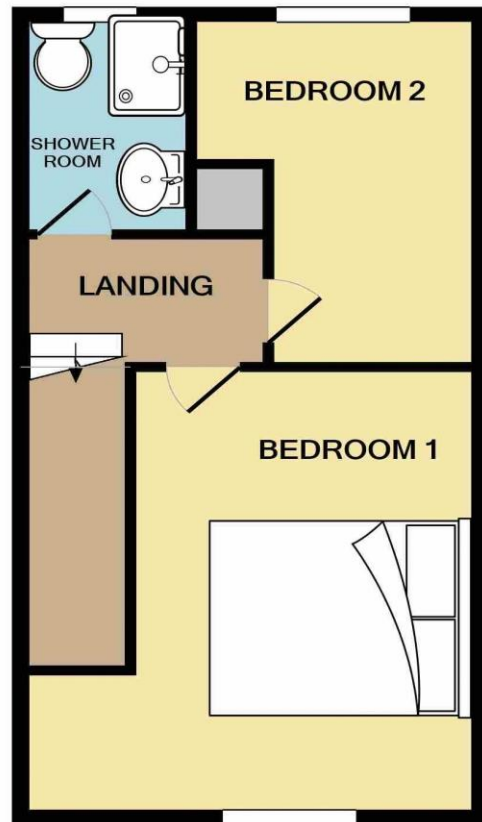
Tucked away in a clos within the parish of St Sampsons, Bonne Heure is a well-presented semi detached house, with two double bedrooms. Spacious and light throughout, the accommodation comprises a lounge/diner, kitchen, two double bedrooms and a shower room.

Externally the property benefits from a sunny and spacious decked area and one parking space. Available by negotiation, this property would be ideal for a small family. Viewing recommended by Mawson Collins Ltd.





GROUND FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 698 SQ.FT. (64.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Appliances Include:

- Cooker
- Bosch fridge/freezer
- Hotpoint washing machine
- Samsung tumble dryer

Room Measurements

Ground Floor

Lounge/Diner 16' 9" x 13' 0" (5.099m x 3.962m)

Kitchen 12' 10" x 7' 2" (3.923m x 2.179m)

First Floor

Bedroom 1 12' 10" x 7' 2" (3.923m x 2.179m)

Bedroom 2 12' 4" x 9' 8" (3.771m x 2.953m)

Shower Room 11' 8" x 7' 8" (3.546m x 2.333m)

8' 3" x 4' 11" (2.526m x 1.492m)



Possession

Available by negotiation, subject to satisfactory references and landlords consent.

Deposit

£1,900.

Additional Charges

Water, electricity, wi-fi, tv, occupiers rates, waste charge and annual boiler service.

Services

Mains water, electricity and drainage.
Electric heating.

Viewings By Arrangement Only.



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.