

# MAWSON COLLINS

PROPERTY SPECIALISTS

£819,000



L'Etacq, Goldcrest Avenue, Portinfer Road, Vale

Perry's guide reference: 8C1





- Spacious Detached House On Clos
- With Up To 5 Beds, 2 Bathrooms
- 3 Reception Rooms, Good Storage
- Ample Parking, Enclosed Garden
- Walking Distance Of Port Soif Beach
- TRP 215

### Description

A modern detached family home, located within close proximity of Port Soif bay and brought to the market in move-in condition.

Of cavity construction, the property has up to five spacious double bedrooms, one of which enjoy ensuite bathroom facilities and excellent reception space, with a fully fitted kitchen, separate dining room that opens into a conservatory, in addition to a large lounge with working fireplace, utility room and a downstairs W.C.

Externally, the garden is low maintenance and fully enclosed, enjoying a sunny aspect. There is parking for several vehicles at the front and side. A lovely home, in a highly popular residential area, close to the West coast of the island.

With the benefit of being a corner plot and scope to further extend the property, quick viewing is highly recommended by Mawson Collins.















































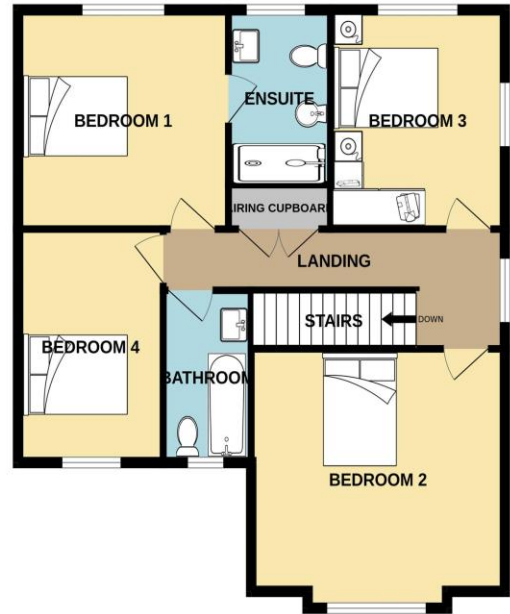












### Inclusions

To include the fitting flooring and carpets, the curtains and blinds as hung and the light fittings (with exception of the bedroom curtains and the lamp shade in Bedroom 1)

Appliances include:

Indesit electric oven & grill

Neff electric hob Integrated extractor fan

Neff integrated dishwasher

Indesit undercounter fridge

UTILITY ROOM

Hotpoint washing machine

Hotpoint tumble dryer

PANTRY

Whirlpool fridge/freezer

LEC freezer

Hot tub

Semi-fitted furniture in Bedroom 3

Teak shelving in Study/Bedroom 5

Domestic wooden shed

### Room Measurements

#### GROUND FLOOR

|                        |                                  |
|------------------------|----------------------------------|
| Entrance Hall          | 12' 1" x 4' 11" (3.69m x 1.51m)  |
| Inner Hall             | 11' 8" x 6' 2" (3.55m x 1.89m)   |
| Lounge                 | 16' 6" x 14' 4" (5.02m x 4.36m)  |
| Bedroom 5/Study        | 11' 10" x 8' 8" (3.60m x 2.65m)  |
| Pantry/Store           | 8' 5" x 4' 4" (2.57m x 1.33m)    |
| Kitchen/Breakfast Room | 11' 5" x 9' 5" (3.47m x 2.88m)   |
| Utility                | 8' 2" x 6' 10" (2.50m x 2.09m)   |
| W.C.                   | 6' 2" x 3' 8" (1.88m x 1.12m)    |
| Dining Room            | 11' 5" x 9' 11" (3.47m x 3.01m)  |
| Conservatory           | 13' 1" x 10' 10" (3.99m x 3.29m) |

#### FIRST FLOOR

|                      |                                  |
|----------------------|----------------------------------|
| Stairs and Landing   | 14' 7" x 6' 2" (4.44m x 1.88m)   |
| Airing Cupboard      | 6' 0" x 2' 9" (1.83m x 0.83m)    |
| Bedroom 1            | 11' 11" x 11' 6" (3.62m x 3.50m) |
| En-suite Shower Room | 9' 1" x 5' 11" (2.77m x 1.81m)   |
| Bedroom 2            | 14' 4" x 12' 6" (4.37m x 3.82m)  |
| Bathroom             | 9' 1" x 4' 11" (2.77m x 1.49m)   |
| Bedroom 3            | 11' 5" x 10' 0" (3.48m x 3.04m)  |
| Bedroom 4            | 12' 1" x 8' 5" (3.69m x 2.56m)   |





**Possession**

By arrangement.

**Services**

Main pump water, electricity and drainage. Oil central heating. uPVC double glazing.

The property is of cavity construction.

**Clos charge**

£10 per month



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.