



£665,000



Maison Des Reves, 9, Courtil Ollivier, Rue Des Varendes, Castel

Perry's guide reference: 16 A3



- Smart & Stylish Home With 4 Beds
- 2 Baths & Spacious Reception Rooms
- Low Maintenance Rear & Front Gardens
- Located On Quiet Residential Clos
- With Parking To Side & Nearby
- TRP 150

Description

A stylish home tucked away within a popular residential clos, located not far from the west coast and yet within easy reach of the town centre.

Brought to the market in move in condition, the light and spacious accommodation offers excellent reception space and comprises a modern fully fitted kitchen, lounge/diner and a sizeable sun room, ideal for entertaining. In addition, the ground floor also offers a WC and primary bedroom suite with ensuite wet room. The first floor provides three further double bedrooms together with a family bathroom.

Externally, the property benefits from an enclosed easy to maintain garden, a front garden and parking. A great family home in a convenient central location, quick viewing highly recommended by Mawson Collins Limited.















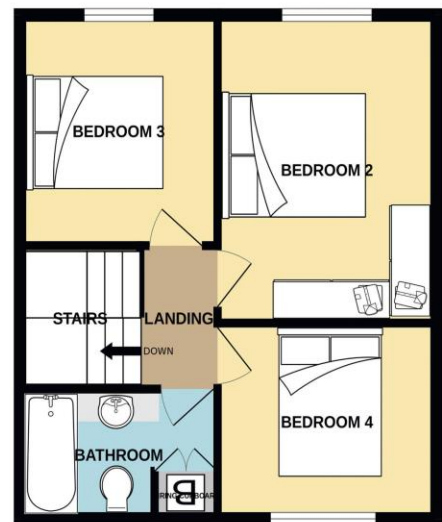




GROUND FLOOR



1ST FLOOR



Inclusions

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

Appliances include:

- Bosch electric oven
- Neff induction hob
- Extractor fan
- Bosch fridge/freezer
- Bosch dishwasher
- Samsung washing machine

Room Measurements

GROUND FLOOR

Entrance Hall	12' 0" x 9' 5" (3.67m x 2.88m)
Kitchen	9' 10" x 8' 5" (2.99m x 2.56m)
W.C.	5' 7" x 3' 2" (1.69m x 0.96m)
Lounge/Diner	19' 11" x 13' 7" (6.07m x 4.15m)
Sun Room	17' 3" x 15' 9" (5.27m x 4.79m)
Bedroom 1	16' 5" x 8' 11" (5.01m x 2.71m)
En-Suite	8' 9" x 4' 7" (2.67m x 1.40m)

FIRST FLOOR

Landing	9' 11" x 7' 1" (3.01m x 2.16m)
Bedroom 2	12' 9" x 9' 9" (3.89m x 2.98m)
Bedroom 3	10' 2" x 9' 5" (3.09m x 2.87m)
Bedroom 4	9' 9" x 9' 2" (2.98m x 2.79m)
Bathroom	9' 4" x 5' 5" (2.84m x 1.66m)

**Possession**

By arrangement.

Services

Mains water, electricity and drainage. Gas central heating in main lounge. Electric underfloor heating in sun room and bathroom. UPVC double glazed windows.

The property is of timber frame construction.

Clos charge

£100 per annum (includes gardening, drain cleaning and public indemnity insurance)

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.