

£725,000



## Bumble Cottage, Route Du Coudre, St Pierre Du Bois

Perry's guide reference: 20 B5



- Spacious Characterful Cottage
- With 3 Double Beds & 2 Baths
- Located Near To Rocquaine Bay
- With Elevated Garden & Views
- Parking For One/Two Vehicles
- TRP 180

### Description

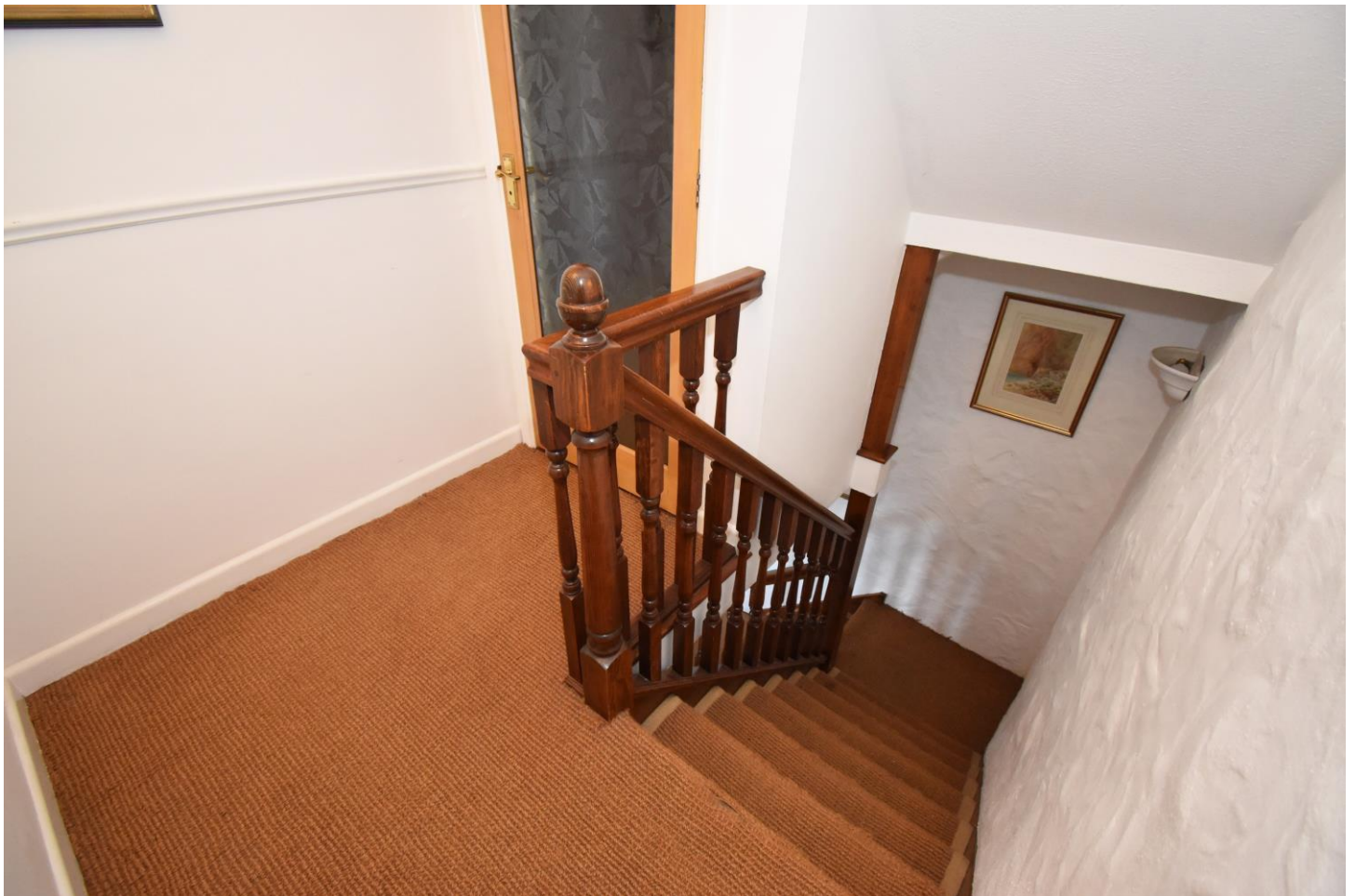
A beautifully presented semi-detached cottage, located within walking distance of Rocquaine Bay which has lovely character features and spacious accommodation.

Laid out over three floors, the space includes an entrance porch, large lounge/diner with a granite hearth and multi-fuel stove and kitchen on the ground floor. The first floor provides a family bathroom, two double bedrooms, one with an ensuite shower room and a further double bedroom on the second floor with sea views.

Externally, there is a terraced garden, laid out over three levels and enjoying the wonderful sea views. In addition, there are two external store rooms and allocated parking for one or two small vehicles.











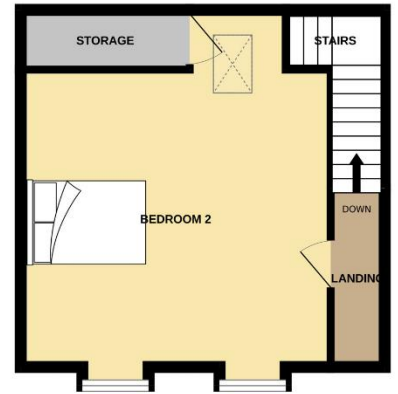
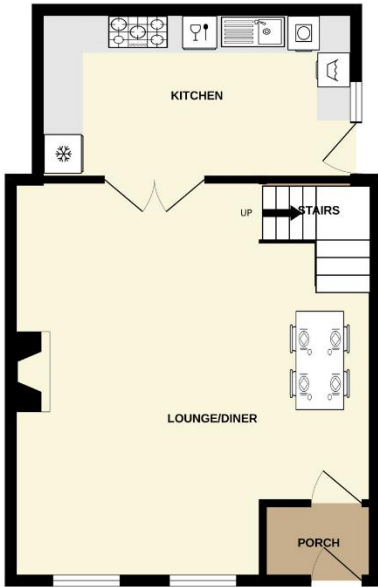












\*While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements

### Inclusions

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

Appliances include:

Britannia electric oven with gas hob

Neff extractor fan

Neff integrated microwave

Integrated fridge/freezer

Neff integrated dishwasher

Neff integrated washing machine

### Room Measurements

#### GROUND FLOOR

|                    |                                  |
|--------------------|----------------------------------|
| Porch              | 5' 6" x 3' 10" (1.68m x 1.17m)   |
| Lounge/Dining Room | 19' 10" x 18' 0" (6.04m x 5.48m) |
| Kitchen            | 15' 9" x 8' 4" (4.80m x 2.54m)   |

#### FIRST FLOOR

|                     |                                 |
|---------------------|---------------------------------|
| Landing             | 14' 9" x 5' 3" (4.49m x 1.60m)  |
| Bedroom 1           | 14' 8" x 11' 4" (4.47m x 3.45m) |
| Ensuite Shower Room | 8' 1" x 6' 9" (2.46m x 2.06m)   |
| Bedroom 3           | 10' 5" x 9' 3" (3.17m x 2.82m)  |
| Bathroom            | 9' 3" x 5' 8" (2.82m x 1.73m)   |

#### SECOND FLOOR

|           |                                 |
|-----------|---------------------------------|
| Bedroom 2 | 18' 6" x 14' 8" (5.63m x 4.47m) |
|-----------|---------------------------------|



### **Possession**

By arrangement.

### **Services**

Mains water and electricity. Gas central heating (gas bottles). Cesspit drainage. uPVC double glazing.

The property is of granite 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.