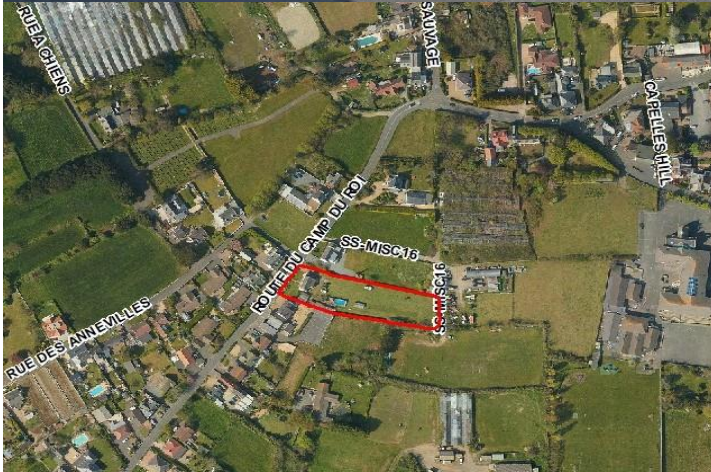


£725,000



Beulah Lodge, Camp Du Roi, St Sampson

Perry's guide reference: 9 G3



- Large Detached House & Land
- With 3-4 Beds, 2 Receptions & 2 Baths
- Requiring Renovation/Upgrading
- Scope To Create Separate Dower Unit
- Outbuildings, Garage & Parking
- TRP 312

Description

A large period property situated in a convenient location close to local amenities, requiring full renovation whilst offering plenty of scope for development.

With accommodation that includes two reception rooms, a kitchen/breakfast room, utility room, shower room and bedroom on the ground floor, with three double bedrooms, a bathroom and W.C. on the first floor.

Externally, there are multiple outbuildings, providing excellent storage in addition to a large garage/workshop and a sizeable lawned garden and driveway offering parking for several vehicles.

An exciting opportunity to acquire a property with potential - viewing recommended.























Inclusions

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

Appliances include:

Hotpoint electric oven, grill and hob

Servis fridge/freezer

Room Measurements

GROUND FLOOR

Entrance Hall	13' 11" x 6' 1" (4.25m x 1.85m)
Lounge	13' 11" x 12' 4" (4.25m x 3.77m)
Bedroom 1	13' 11" x 11' 3" (4.25m x 3.43m)
Rear Hall	9' 9" x 3' 8" (2.97m x 1.11m)
Dining Room	14' 6" x 9' 0" (4.41m x 2.75m)
Kitchen/Breakfast Room	23' 4" x 9' 3" (7.12m x 2.82m)
Shower Room	6' 4" x 4' 4" (1.94m x 1.31m)
Rear Porch	8' 3" x 5' 2" (2.52m x 1.57m)

FIRST FLOOR

Landing	14' 0" x 6' 0" (4.26m x 1.84m)
Bedroom 2	13' 11" x 12' 0" (4.25m x 3.66m)
Bedroom 3	13' 11" x 12' 1" (4.25m x 3.68m)

Rear Landing	5' 9" x 3' 1" (1.75m x 0.94m)
Bedroom 4/Study	9' 3" x 9' 1" (2.83m x 2.78m)
Bathroom	9' 1" x 5' 7" (2.76m x 1.70m)
W.C.	3' 11" x 3' 3" (1.20m x 0.99m)

EXTERIOR

Garage	18' 2" x 10' 2" (5.54m x 3.10m)
Laundry Room	9' 11" x 9' 3" (3.03m x 2.82m)
Lobby	3' 11" x 3' 1" (1.19m x 0.95m)
W.C.	4' 7" x 3' 3" (1.39m x 1.00m)
Outbuilding 1	17' 0" x 11' 8" (5.19m x 3.55m)
Outbuilding 2	10' 3" x 9' 11" (3.13m x 3.01m)
Sun Room	15' 1" x 10' 7" (4.59m x 3.22m)



Possession

By arrangement.

Services

Mains water, electricity and drainage. Oil fired central heating. Wooden single glazing.

The property is of traditional and single block 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.