

£795,000



Sous Le Clocher, Carlton Estate, Rue Du Presbytere, Castel

Perry's guide reference: 15 H4



- Detached 3 Bed, 3 Bath Property
- With Elevated Rural & Sea Views
- Garden, Garage & Good Parking
- Excellent Reception Room Space
- Centrally Located On Quiet Clos
- TRP 207

Description

A detached home, built in 1999 and situated in an elevated position in the sought after parish of Castel with rural and distant sea views.

Well-presented throughout, the spacious accommodation provides excellent reception room space and includes a lounge with large doors opening up to a dining room, in addition to a conservatory. The ground floor also offers a kitchen with doors leading to a breakfast room, a utility room and W.C. On the first floor, there are three double bedrooms (two of which enjoy en-suite facilities and all of which have fitted wardrobes) and a family bathroom.

Externally, the property further benefits from front and rear gardens and parking for several vehicles, with a good size garage. Situated in a central, yet quiet location, quick viewing is highly recommended by Mawson Collins Limited.





















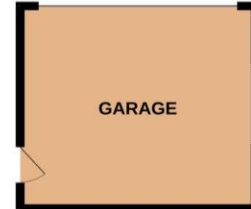
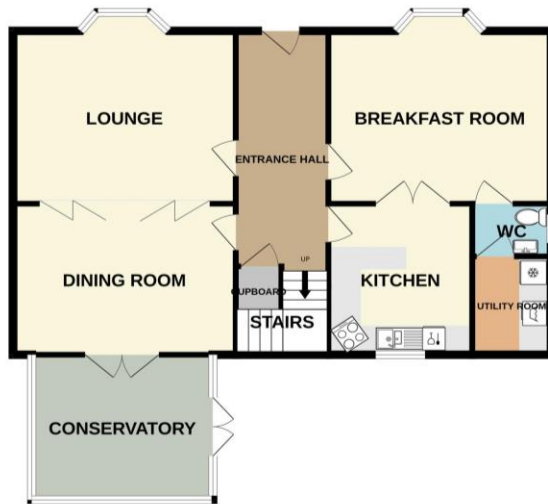








GROUND FLOOR



1ST FLOOR



Inclusions

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

Appliances include:

Belling electric oven & hob

Integrated extractor fan

Montpellier dishwasher

Integrated Whirlpool fridge/freezer

Indesit washing machine

Under-counter fridge (in garage)

Room Measurements

GROUND FLOOR

Entrance Hall	17' 2" x 6' 2" (5.22m x 1.88m)
Lounge	14' 11" x 12' 1" (4.55m x 3.69m)
Dining Room	14' 3" x 10' 7" (4.34m x 3.22m)
Conservatory	11' 11" x 10' 2" (3.62m x 3.09m)
Kitchen	11' 9" x 9' 3" (3.58m x 2.81m)
Breakfast Room	14' 10" x 13' 10" (4.53m x 4.21m)
Utility Room	8' 3" x 5' 5" (2.52m x 1.66m)
W.C.	5' 3" x 3' 8" (1.61m x 1.13m)

FIRST FLOOR

Landing	14' 6" x 5' 11" (4.43m x 1.81m)
Bedroom 3	14' 2" x 10' 7" (4.33m x 3.23m)
Family Bathroom	10' 8" x 7' 4" (3.26m x 2.24m)
Bedroom 2	12' 1" x 10' 6" (3.69m x 3.21m)
Ensuite Shower Room	6' 5" x 4' 0" (1.96m x 1.23m)
Bedroom 1	19' 8" x 12' 6" (5.99m x 3.81m)
Ensuite Bathroom	8' 11" x 7' 1" (2.71m x 2.15m)

EXTERIOR

Garage	15' 9" x 14' 2" (4.79m x 4.32m)
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Possession

By arrangement.

Services

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

The property is of cavity 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.