

MAWSON COLLINS

PROPERTY SPECIALISTS

£819,000



Charnwood, Rue Mainguy, Vale

Perry's guide reference: 8 D2



- Spacious 4 Bedroom Detached Bungalow
- Sought After Location Close To West Coast
- Sizeable Garden, Garage & Parking
- Excellent Storage With Two Sheds
- Ideal Downsize Property
- TRP 161

A well cherished, detached bungalow with sizeable garden situated in a quiet lane close to the west coast beaches and nearby amenities.

The accommodation comprises a light and spacious living area featuring large windows providing an abundance of natural light and a multi-fuel stove with an exposed red brick overmantel. In addition, the property offers a separate kitchen, utility area, integral garage, W.C., four bedrooms and a family bathroom. The property further benefits from excellent storage, including fitted wardrobes in two of the bedrooms and a partially floored loft.

Externally, there are two sheds both of which have electric, in addition to various other sheds/outside storage and a well-kept rear garden which is laid to a combination of patio and lawn. Ample parking to the front of the property completes this fantastic home.

An ideal downsize property or for those looking to move up the property ladder, in a sought-after location. Quick viewing highly recommended by Mawson Collins Limited.































Inclusions

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

Appliances include:

- Neff electric oven & hob
- Neff integrated extractor fan
- Neff integrated dishwasher
- Neff integrated fridge/freezer
- Hotpoint Aquarius washing machine
- Hotpoint tumble dryer

Room Measurements

GROUND FLOOR

Entrance Porch	8' 7" x 3' 5" (2.61m x 1.03m)
Entrance Hall	12' 5" x 4' 3" (3.79m x 1.29m)
Coats Cupboard	2' 4" x 1' 10" (0.71m x 0.57m)
Airing Cupboard	2' 4" x 2' 0" (0.71m x 0.61m)
Inner Hall	15' 11" x 3' 11" (4.85m x 1.20m)
Lounge/Diner	24' 6" x 11' 7" (7.47m x 3.52m)
widening to 9' 7" (2.92m)	
Kitchen	12' 2" x 8' 10" (3.71m x 2.69m)
Utility Room	9' 10" x 6' 8" (2.99m x 2.02m)
W.C.	5' 9" x 2' 11" (1.74m x 0.89m)
Integral Garage	16' 0" x 8' 0" (4.87m x 2.44m)
Bedroom 1	11' 6" x 10' 11" (3.50m x 3.33m)
Bedroom 2	12' 1" x 8' 6" (3.69m x 2.60m)
Bedroom 3	10' 1" x 7' 9" (3.07m x 2.36m)
Bathroom	9' 1" x 6' 2" (2.77m x 1.89m)
Bedroom 4	8' 11" x 8' 3" (2.73m x 2.52m)
EXTERIOR	
Shed/Workshop	9' 7" x 7' 8" (2.93m x 2.33m)
Shed	14' 8" x 8' 8" (4.46m x 2.65m)



Possession
By Arrangement.

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

The property is of cavity construction.
The garage is 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.