

MAWSON COLLINS

PROPERTY SPECIALISTS

£785,000



High View, Ruelle St Clair, St Sampson

Perry's guide reference: 10 D4



- Lovely 3 Bed, 2 Bath Family Home
- Enclosed Garden With Sea Views
- Parking For Several Vehicles
- Quiet Off-Road Location
- Well-Presented Throughout
- TRP 170

Description

High View is a spacious and well-presented low maintenance family home in a quiet and elevated location.

Built just fifteen years ago and finished to a high standard with underfloor heating throughout, the accommodation comprises two double bedrooms, shower room, a kitchen/diner and a lounge on the ground floor, with a large primary bedroom, a good amount of storage, fitted wardrobes and en-suite bathroom on the first floor.

Externally the property boasts a lovely enclosed rear garden, with both paved and grass areas and distant sea views.

There is parking for several cars at the front of the property on an attractive brick paved driveway.

Internal viewing is highly recommended by Mawson Collins Limited.











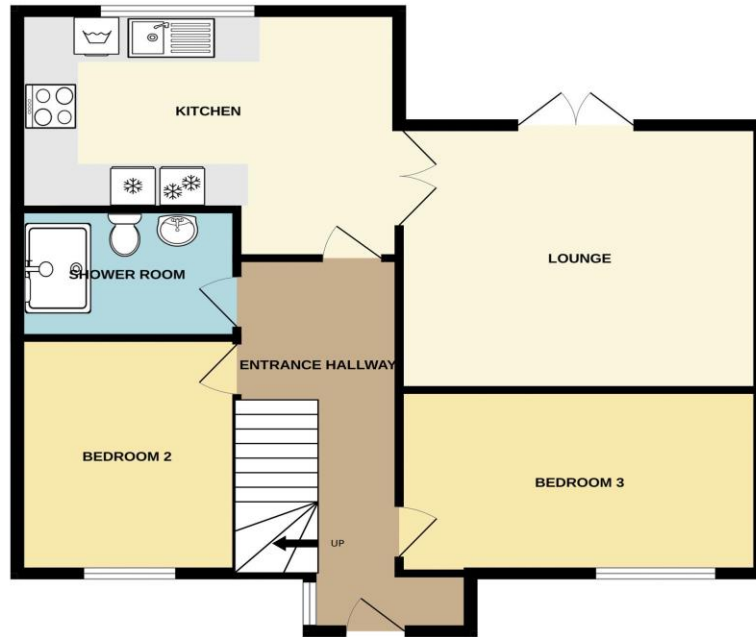








GROUND FLOOR



1ST FLOOR



Inclusions

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

Appliances include:

- Neff electric oven
- Neff electric ceramic hob
- Integrated extractor fan
- Hotpoint integrated dishwasher
- Hotpoint tumble dryer
- Hotpoint washing machine
- Ignis integrated fridge/freezer
- Liebherr freezer

Room Measurements

GROUND FLOOR

- Entrance Hallway 21' 5" x 5' 3" (6.519m x 1.596m)
- Bedroom 3 15' 5" x 9' 1" (4.701m x 2.779m)
- Lounge 15' 5" x 14' 5" (4.702m x 4.392m)
- Kitchen/Diner 16' 4" x 14' 7" (4.981m x 4.435m)
- Shower Room 6' 10" x 5' 0" (2.076m x 1.514m)
- Bedroom 2 11' 10" x 9' 9" (3.608m x 2.973m)

FIRST FLOOR

- Bedroom 1 15' 7" x 13' 5" (4.742m x 4.093m)
- En-suite 15' 6" x 9' 4" (4.734m x 2.851m)



Possession

By arrangement

Services

Mains water, electricity and drainage.
Oil central heating and underfloor 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.