

Wabi Sabi

St Sampson



Newly introduced to the local market, Wabi Sabi is a charming two-bedroom, one-bathroom home ideally positioned within the popular Clos Des Pecqueries, on the outskirts of St Sampson's. Perfectly located, the property enjoys close proximity to the picturesque west coast walking paths, offering an excellent balance of convenience and lifestyle. Upon entry, a welcoming entrance hall provides practical storage for coats and footwear. To the right, a bright and spacious lounge/diner creates an inviting setting for both relaxation and entertaining. The well-appointed kitchen is fitted with a range of appliances, while the adjoining conservatory enhances the ground floor accommodation, offering additional versatile living space with views over the garden. The first floor comprises a small landing with loft access, ideal for additional storage, two well-proportioned bedrooms, one benefiting from a walk-in wardrobe and a modern four-piece family bathroom. Externally, the property features two allocated parking spaces, conveniently

- ✓ 2 Bedrooms
- ✓ 1 Bathroom
- ✓ Spacious Conservatory
- ✓ Parking For 2 Vehicles
- ✓ Clos Fee [GBP]52 Per Year
- ✓ Rear Patio & Gravel Garden
- ✓ Situated On A Clos
- ✓ Short Stroll To The West Coast
- ✓ Cavity Built
- ✓ TRP 102
- ✓ LR3369

positioned to the front and rear. The enclosed rear garden is designed for low maintenance, providing a private and enjoyable outdoor space. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful home.



Accommodation

Ground Floor

Entrance Hall

8' 0" x 4' 8" (2.44m x 1.42m)

Lounge/Diner

Max.

14' 7" x 14' 7" (4.45m x 4.45m)

Kitchen

Appliances include Neff 4 ring electric hob. Hotpoint single oven, Hotpoint washing machine, Bloomburg tumble dryer & freshzone fridge/freezer.

12' 5" x 6' 0" (3.78m x 1.83m)

Conservatory

Max.

15' 0" x 13' 3" (4.57m x 4.04m)

First floor

Bathroom

14' 0" x 4' 6" (4.27m x 1.37m)

Bedroom 2

12' 6" x 5' 10" (3.81m x 1.78m)

Bedroom 1



10' 2" x 9' 5" (3.10m x 2.87m)

Dressing Room

7' 4" x 4' 8" (2.24m x 1.42m)

Services

Mains electricity, water and drainage. Electric central heating.

Price includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

Viewing

Strictly by appointment.

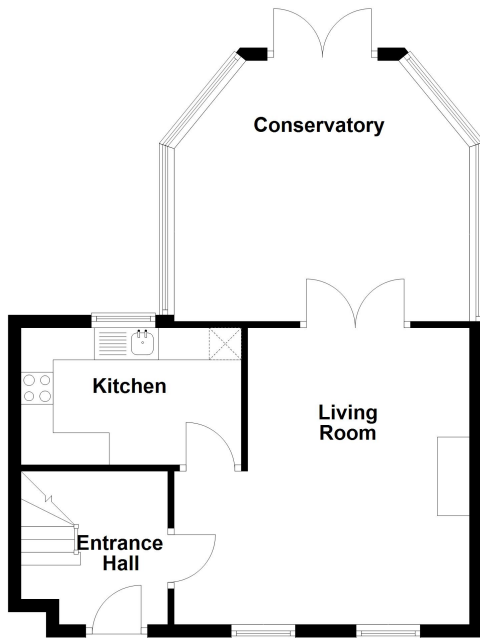
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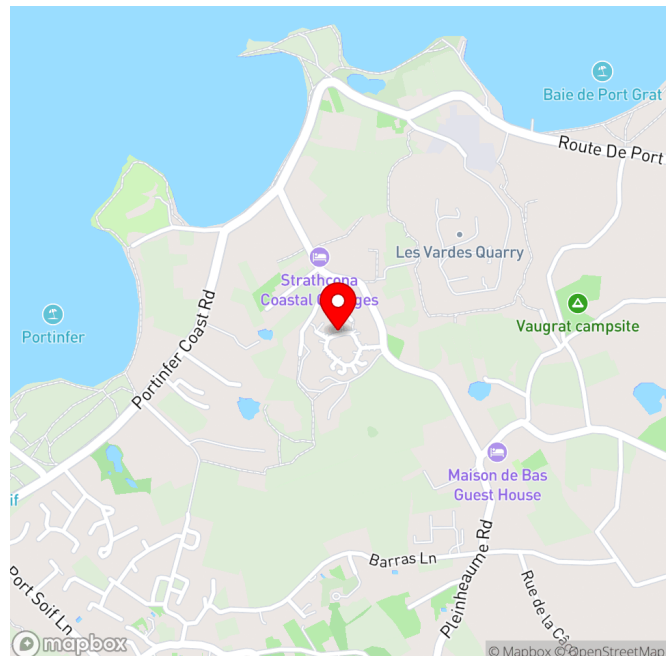
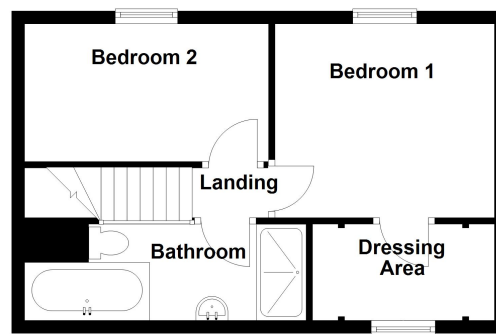
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Ground Floor



First Floor



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