Cranfords
ESTATE AGENTS

£495,000

Local Market

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

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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

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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.

Please note

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If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

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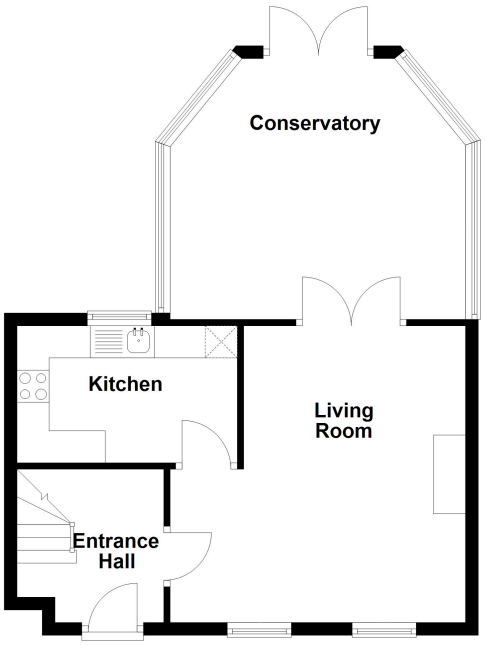
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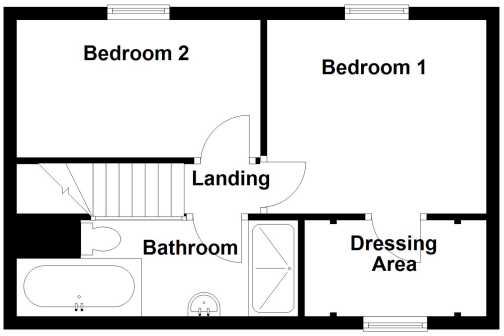
St Sampson

Local Market

Ground Floor



First Floor









For clarification we wish to inform prospective purchasers that these sales 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, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

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