

£850,000
Freehold





Features

- Detached Cottage
- 2 Bedroom Wing
- Character Features Throughout
- Rear Garden & Large Summer House
- Ample Parking
- TRP 229
- LR3342

Summary of Property

Cranfords are delighted to offer Pres De Fauville, a charming two-bedroom detached cottage with an additional two-bedroom wing, ideally located on Les Canus in St Sampson offering ample parking and situated nearby many local amenities. Pres De Fauville is presented in move-in condition however would benefit from modernization throughout. The property showcases an abundance of character features throughout, blending traditional charm with modern comfort. Externally, Pres De Fauville boasts an attractive rear garden which is complete with a large summer house, perfect entertaining & storage. A rare opportunity to acquire a versatile and well maintained home in a convenient yet peaceful location. For more information or to arrange a viewing, please contact Cranfords on 243878.

Room Descriptions

Main House

Entrance Hall
19' 8" x 5' 11" (5.99m x 1.80m) . Cupboard housing electrics for main house and wing.

Lounge
23' 7" x 12' 8" (7.19m x 3.86m) . Interconnecting door to wing. Multi fuel stove.

Conservatory
18' 10" x 9' 2" (5.74m x 2.79m) . Appliances include Lec freezer, Indesit tumble dryer, Bosch washing machine.

Shower Room
8' 9" x 5' 5" (2.67m x 1.65m)

Kitchen/Diner
22' 5" x 10' 0" (6.83m x 3.05m) . Appliances include Neff single oven with plate warmer and combi oven over, Neff ceramic hob with stainless steel extractor fan over, Bosh dishwasher and Statesman under counter fridge. Multi fuel fire.

First Floor

Bedroom 2
12' 4" x 11' 4" (3.76m x 3.45m)

Bedroom 1
13' 9" x 12' 4" (4.19m x 3.76m)

Bathroom
10' 5" x 5' 11" (3.17m x 1.80m)

Wing

Kitchen/Lounge/Diner
24' 3" x 11' 10" (7.39m x 3.61m) . Appliances include Neff oven with Bosch hob ATAG extractor fan over, Hotpoint washing machine and Hotpoint slimline dishwasher, Indesit fridge and Neff freezer.

Shower Room
8' 9" x 3' 7" (2.67m x 1.09m)

First Floor

Bedroom 1
13' 7" x 8' 6" (4.14m x 2.59m)

Bedroom 2
12' 1" x 10' 2" (3.68m x 3.10m)

Summerhouse

Main Area
13' 9" x 11' 10" (4.19m x 3.61m)

Room 1
7' 1" x 6' 11" (2.16m x 2.11m)

Room 2
7' 1" x 6' 11" (2.16m x 2.11m)

Services

-
Mains electricity, water and drainage.

Price Includes

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

Possession

-
By arrangement.

Viewing

-
Strictly by appointment.

Please Note

-

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.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.



Material Information

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Floorplan

PLEASE NOTE:
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.
These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.

1, Westerbrook, Southside, GY2 4QQ 01481 243878 sales@cranfords.co.uk