

£995,000







## Features

- Close to Local Amenities
- Ideal Family Home
- Adjoining 1 Bedroom Wing
- Near to North Coast Beaches
- Garage, Summerhouse & Garden
- Income from Wing
- TRP 258
- LR3306

## Summary of Property

La Neuve Chaumiere is a lovely 3/4 bedroom chalet bungalow with a 1 bedroom adjoining wing, located close to the North Coast beaches and many local amenities. The property offers spacious living accommodation including a lounge and separate family room on the ground floor. Externally there is a garden with summerhouse and additional large shed as well as a garage and driveway offering ample parking. In providing multi-generational living or to create further accommodation by incorporating the wing into the main house, this property offers many choices for all types of situations. Contact Cranfords today to book your viewing on 253878!

## Room Descriptions

### Ground floor

#### Entrance porch

4' 4" x 3' 7" (1.32m x 1.09m)

#### Lounge

17' 6" x 11' 3" (5.33m x 3.43m)

#### Kitchen / Diner

14' 8" x 12' 3" (4.47m x 3.73m) Appliances include Creda double electric oven, Zanussi gas hob, extractor fan, Smeg integrated dishwasher, Electrolux integrated under-counter fridge.

#### Inner hall

6' 3" x 3' 3" (1.91m x 0.99m)

#### Dining room / Bedroom 4

12' 3" x 9' 11" (3.73m x 3.02m)

#### Family room

13' 6" x 11' 6" (4.11m x 3.51m)

#### Bedroom 3

12' 3" x 9' 11" (3.73m x 3.02m)

#### Bathroom

8' 11" x 6' 3" (2.72m x 1.91m)

### First floor

#### Landing

3' 7" x 2' 11" (1.09m x 0.89m)

### Bedroom 1

15' 0" x 14' 3" (4.57m x 4.34m)

### Bedroom 2

15' 0" x 13' 4" (4.57m x 4.06m)

### Dressing room

13' 11" x 8' 8" (4.24m x 2.64m)

### Shower room

7' 9" x 6' 3" (2.36m x 1.91m)

### Wing

#### Kitchen

8' 3" x 7' 11" (2.51m x 2.41m)

#### Lounge

17' 3" x 14' 9" (5.26m x 4.50m)

### Shower room

5' 11" x 5' 5" (1.80m x 1.65m)

### First floor

#### Bedroom

22' 11" x 8' 10" (6.99m x 2.69m)

### Exterior

#### Garage

24' 2" x 8' 6" (7.37m x 2.59m)





## Material Information

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**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

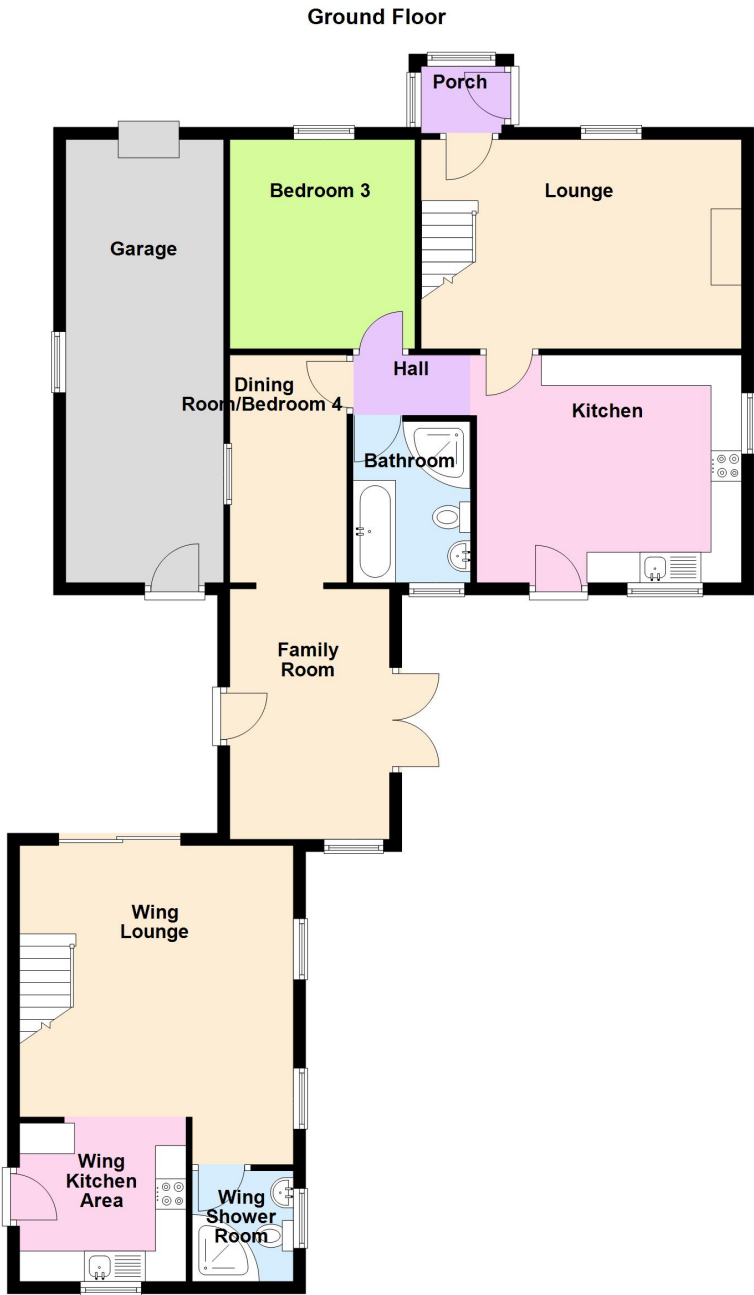
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

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



Floorplan



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