

£495,000
Freehold





Features

- Spacious Conservatory
- Parking For 2 Vehicles
- Clos Fee £52 Per Year
- Rear Patio & Gravel Garden
- Situated On A Clos
- Short Stroll To The West Coast
- Cavity Built
- TRP 102
- LR3369

Summary of Property

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 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.

Room Descriptions

Ground Floor

Entrance Hall

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

Lounge/Diner

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

Kitchen

12' 5" x 6' 0" (3.78m x 1.83m) Appliances include Neff 4 ring electric hob. Hotpoint single oven, Hotpoint washing machine, Bloomburg tumble dryer & freshzone fridge/freezer.

Conservatory

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

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. Gas central heating.

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.



Material Information

Parking Types: None.

Heating Sources: Gas.

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

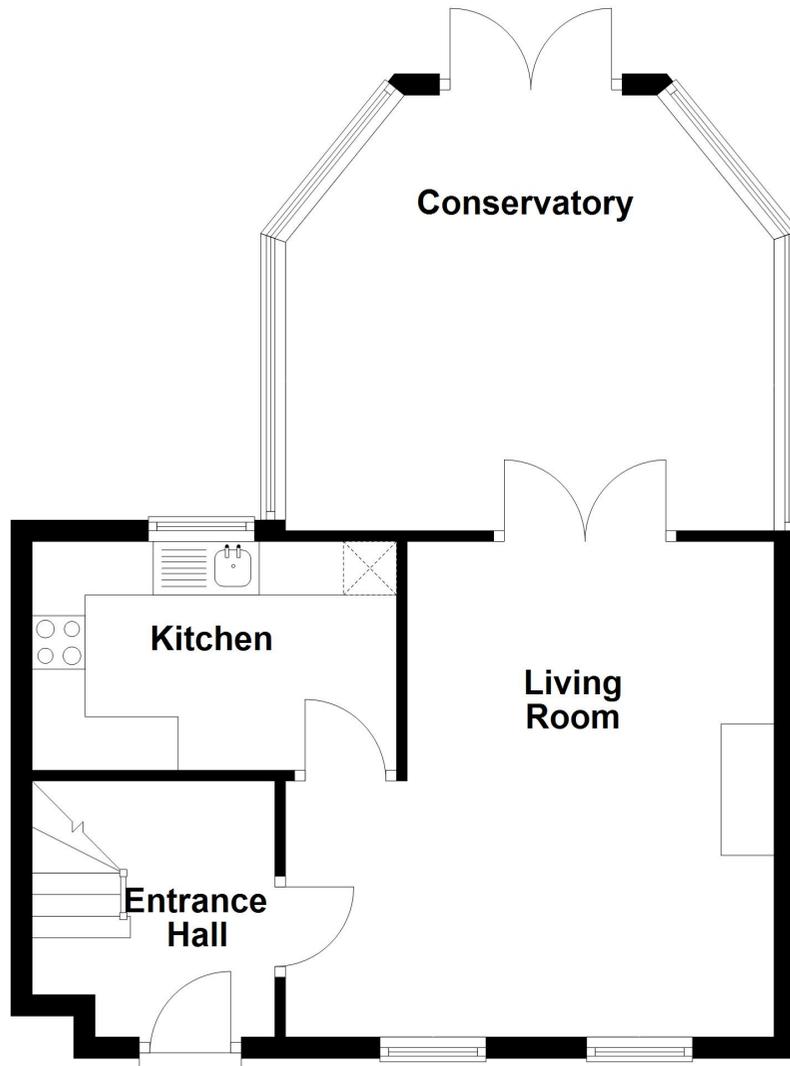
Any easements, servitudes, or wayleaves? No

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

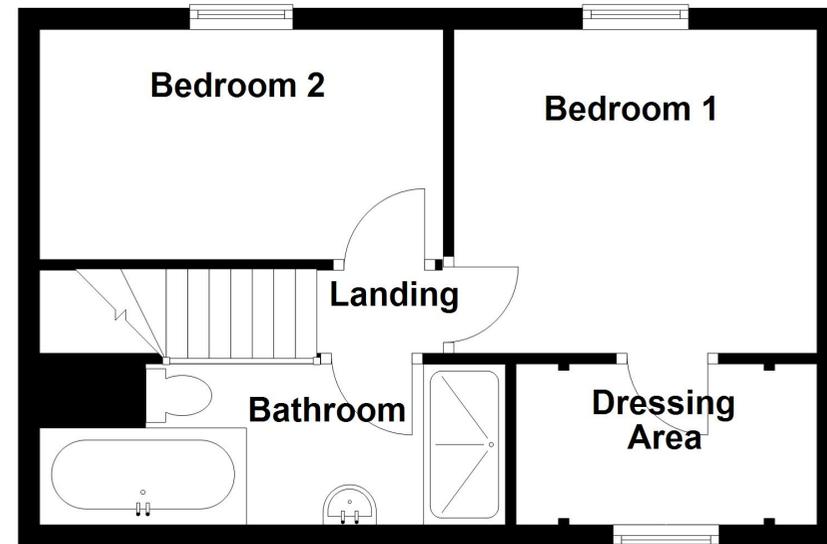


Floorplan

Ground Floor



First Floor



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