SOLE AGENT

Marlin Cottage

44 Clos Des Pecqueries | Rue Des Cottes |

This semi-detached home is located in a quiet clos within walking distance of the West Coast. Presented to the market in move-in condition, this property is an ideal option for first-time buyers or those looking for a buy-to-let. Accommodation comprises lounge/diner, kitchen, two bedrooms, a bathroom and a WC. To the rear of the property is a low-maintenance garden completely laid to patio with gated access to the parking area. Parking is provided by a single car space to the front of the property and an allocated parking space to side of the property.

2 BEDROOMS

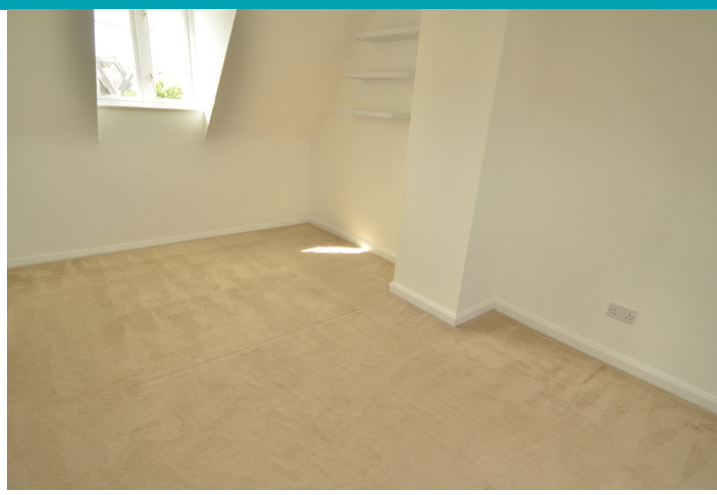
1 BATHROOM

1 RECEPTION

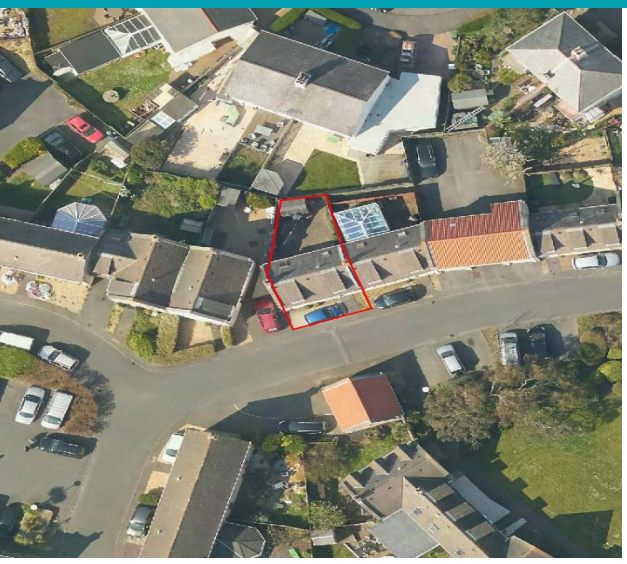
£495,000

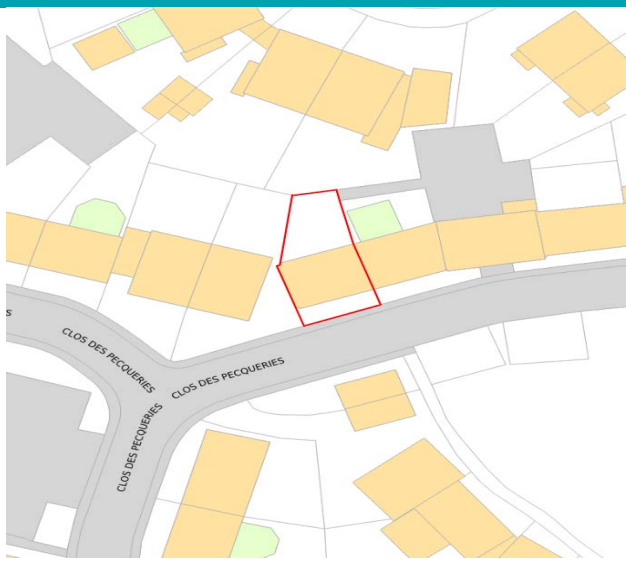
PHOTOS

PHOTOS



SPECIFICATIONS





Entrance Hall

2.89m x 9.92m (9' 6" x 32' 7")

WC

1.70m x 1.01m (5' 7" x 3' 4")

Kitchen

2.71m x 1.95m (8' 11" x 6' 5")

Lounge/Diner

5.06m x 4.76m (16' 7" x 15' 7")

First Floor Landing

1.96m x 1.07m (6' 5" x 3' 6")

Bedroom 1

4.61m x 2.97m (15' 1" x 9' 9")

Bedroom 2

2.91m x 2.52m (9' 7" x 8' 3")

Bathroom

1.92m x 1.94m (6' 4" x 6' 4")

Garden

To the rear of the property is a low maintenance garden completely laid to patio with gated access to the parking area.

Parking

Parking is provided by a single car space to the front of the property and an allocated parking space to side of the property.

PRICE INCLUDES

- Curtains, carpet and light fitting.

SPECIAL FEATURES

- Working fireplace
- Distant sea views
- uPCV double glazing
- Quiet clos

SERVICES

Mains water, electricity and drainage.

APPLIANCES INCLUDED

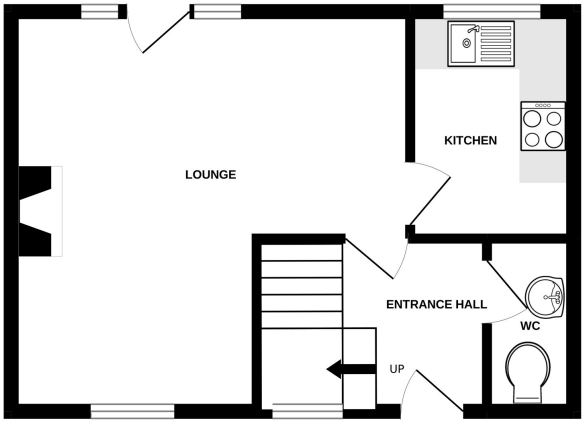
- Neff double oven
- Neff halogen hob
- Cooke & Lewis extractor fan

SCHOOL CATCHMENT

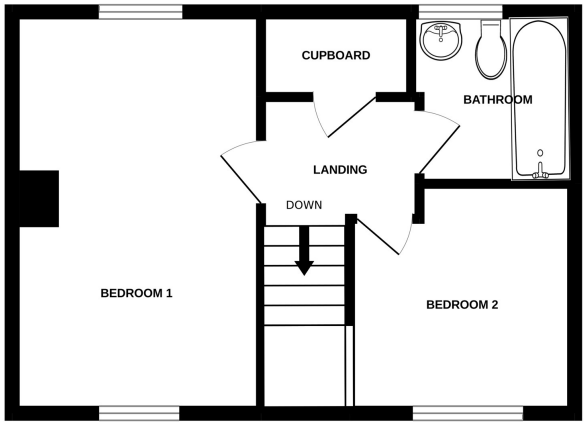
- Hautes Capelles Primary School
- Mare de Carteret High School

FLOORPLAN

GROUND FLOOR



1ST FLOOR



MARLIN COTTAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OPENING DOORS SINCE 1993