

SOLE  
AGENT

## Lynton

Salt pans Road | St Sampson |

This light and spacious detached bungalow is presented to the market in move-in condition and benefits from being located in a quiet road with The Bridge, Oatlands and Delancey Park all within walking distance. This family home offers potential to extend and also provides a perfect opportunity for those looking to downsize. Accommodation comprises lounge, kitchen/diner, conservatory, three bedrooms, utility room, bathroom and WC. The rear enclosed garden is predominately laid to lawn with a gravelled area and also benefits from a small greenhouse, workshop and two wooden sheds. The front driveway provides parking for a number of vehicles.

£699,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS



# PHOTOS





# PHOTOS



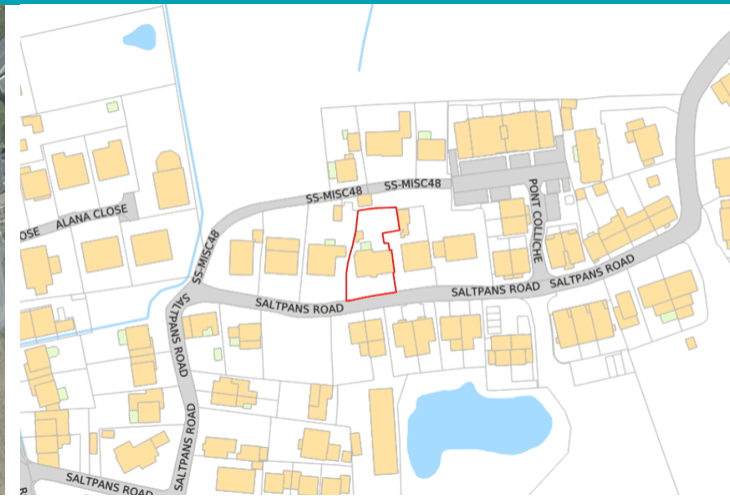


# PHOTOS





# SPECIFICATIONS



## Entrance Hall

5.42m x 4.84m (17' 9" x 15' 11")

## Lounge

5.00m x 3.93m (16' 5" x 12' 11")

## Kitchen/Diner

3.79m x 3.00m (12' 5" x 9' 10")

## Conservatory

3.96m x 3.56m (13' 0" x 11' 8")

## Bedroom 1

3.63m x 3.31m (11' 11" x 10' 10")

## Bedroom 2

3.62m x 2.75m (11' 11" x 9' 0")

## Bedroom 3

3.30m x 2.40m (10' 10" x 7' 10")

## Utility Room

1.15m x 1.15m (3' 9" x 3' 9")

## Bathroom

2.58m x 2.18m (8' 6" x 7' 2")

## WC

1.62m x 0.89m (5' 4" x 2' 11")

## Garden

The rear enclosed garden is predominately laid to lawn with a graveled area and also benefits from a small greenhouse, workshop and two wooden sheds.

## Parking

The front driveway provides parking for a number of vehicles.

## PRICE INCLUDES

Curtains, carpets and light fittings.

## SPECIAL FEATURES

- Under floor heating in bathroom
- uPVC double glazed
- Spacious accommodation
- Abundance of parking

## SERVICES

Mains water and electricity. Cesspit drainage. Oil fired central heating.

## APPLIANCES INCLUDED

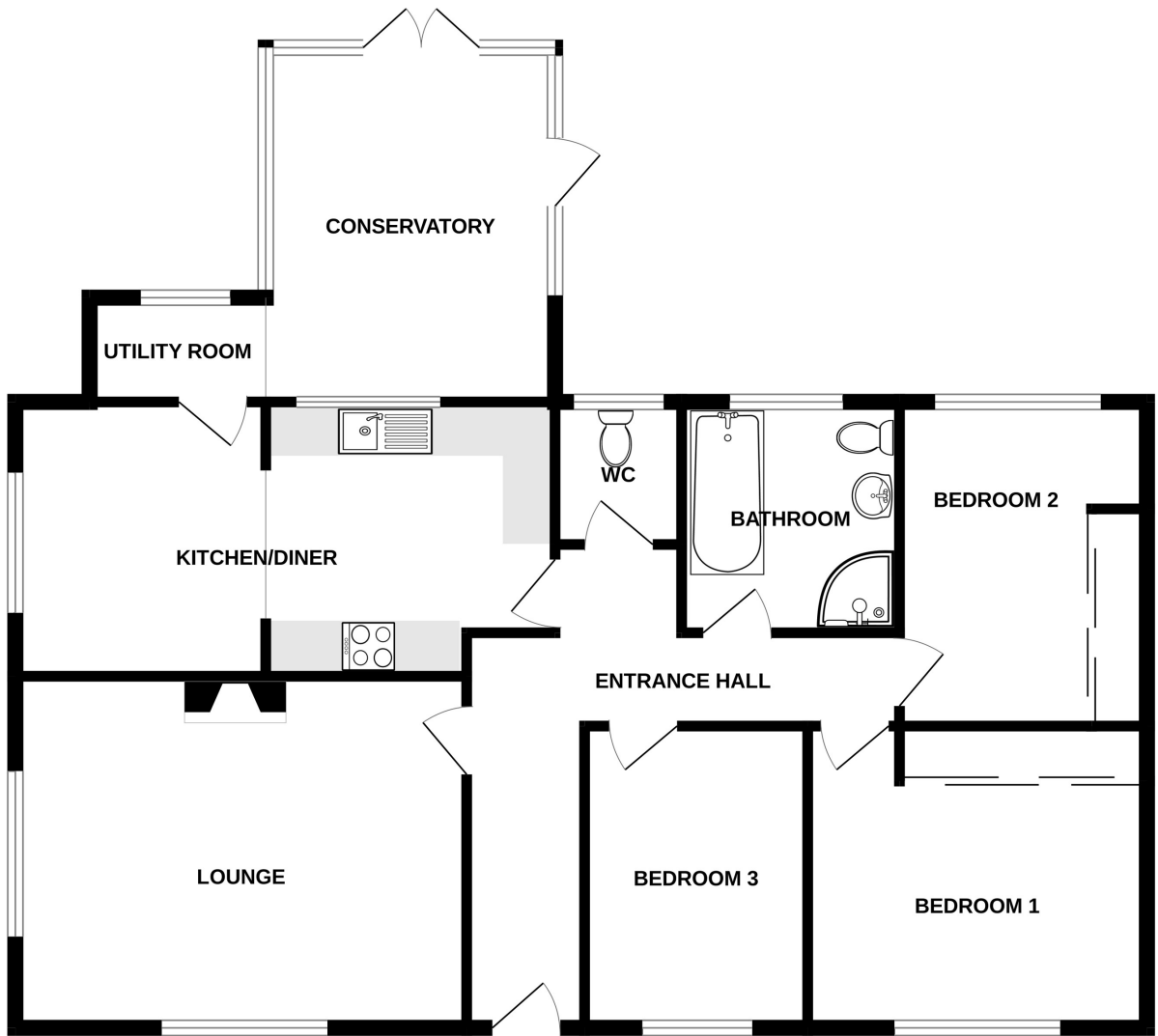
- Bosch freestanding fridge/freezer
- Hotpoint freestanding dishwasher
- Rangemaster double oven
- Rangemaster hob
- Hotpoint Aquarius washing machine

## SCHOOL CATCHMENT

Vale Primary School and St Sampson High School



## GROUND FLOOR



LYNTON

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.  
Made with Metropix ©2023

T 01481 714445  
E Guernsey

Shields & Rutland, 31 Gategny Esplanade, Guernsey,  
Channel Islands, GY1 1WR

[shieldsandrutland.gg](http://shieldsandrutland.gg)

Shields  
& Rutland

OPENING DOORS SINCE 1993