

**SOLE  
AGENT**

## Rozel

La Grande Rue | St Saviours |

This two bedroom bungalow sits on a good sized plot in a quiet and tranquil area of St Saviour with Perelle Bay a short walk away. Accommodation comprises lounge, kitchen, two bedrooms, study/bedroom three and a shower room. The property benefits from front and rear gardens, ample parking and a detached garage/workshop. Regret no smokers. Available immediately. Pets at the Landlord's discretion.

**3 BEDROOMS**

**1 BATHROOM**

**1 RECEPTION**

**£ 2,200 pcm**

**Shields  
& Rutland**



PHOTOS





PHOTOS



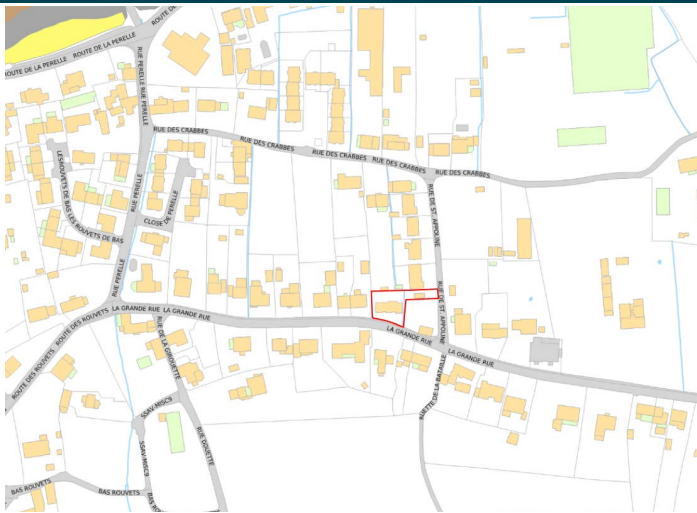


PHOTOS





# SPECIFICATIONS



**Entrance Hall**

7.25m x 1.06m (23' 9" x 3' 6")

**Boot Room**

2.09m x 2.01m (6' 10" x 6' 7")

**Shower Room**

2.81m x 1.61m (9' 3" x 5' 3")

**Utility Cupboard**

1.73m x 0.92m (5' 8" x 3' 0")

**Lounge/Diner**

6.05m x 3.21m (19' 10" x 10' 6")

**Kitchen**

4.03m x 3.13m (13' 3" x 10' 3")

**Rear Porch**

1.79m x 0.93m (5' 10" x 3' 1")

**Bedroom 1**

3.71m x 3.10m (12' 2" x 10' 2")

**Bedroom 2**

3.62m x 2.77m (11' 11" x 9' 1")

**Study/ Bedroom 3**

2.70m x 2.61m (8' 10" x 8' 7")

**Garden**

There is a low maintenance garden to the rear and front of the property.

**Parking**

In addition to the garage, there is parking for a number of vehicles.

**PRICE INCLUDES**

Curtains, carpets and light fittings

**SPECIAL FEATURES**

- Parquet flooring
- Desirable location
- Perelle Bay nearby
- Ample parking
- New carpet in bedroom

**SERVICES**

Mains water, electric and drainage. Oil fired central heating.

**APPLIANCES INCLUDED**

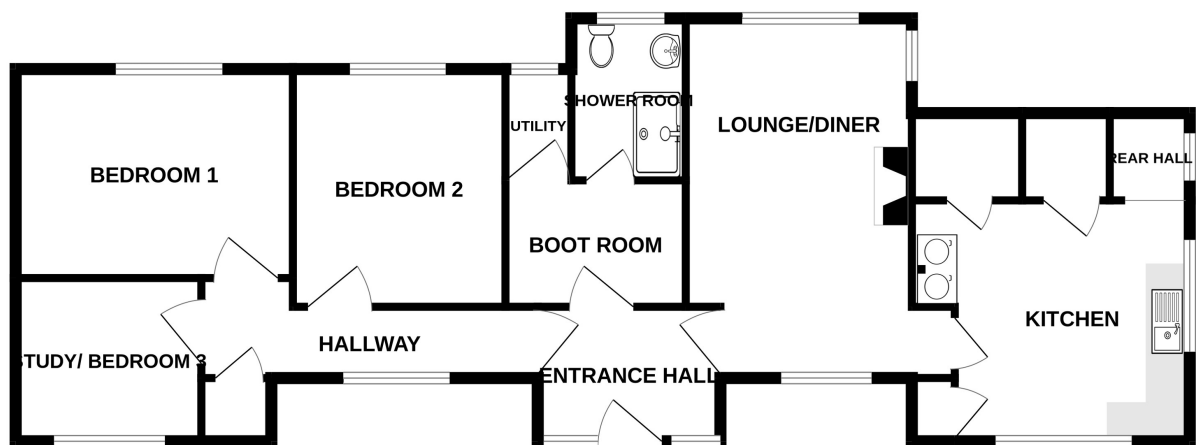
To be confirmed

**SCHOOL CATCHMENT**

La Houquette Primary School and Les Beaucamp High School



GROUND FLOOR



ROZEL

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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