

15 Woodville Estate, St Saviours Road, St Helier. JE2 4RQ

£680,000 Freehold

FOR SALE

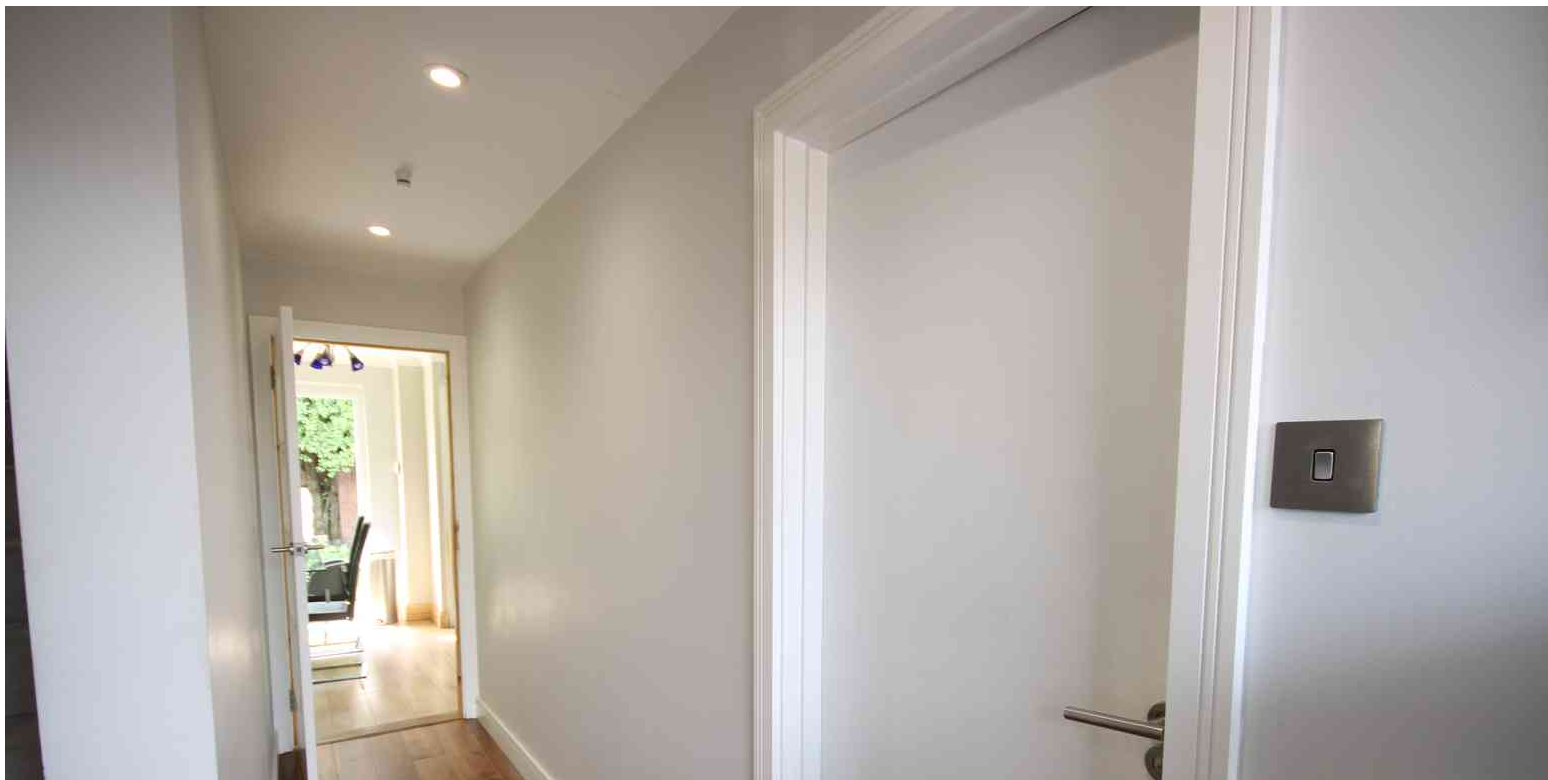


## PROPERTY DESCRIPTION

Spacious modernised town house in a quiet St Helier location close to schools and amenities. This versatile home has had much updating including a new insulated roof with an Alwitra covering (with a 20yr guarantee), new fascias and soffits, boiler and flue, underfloor heating to some rooms, acoustic and thermal insulation, data cabling, some underfloor heating etc. etc. Situated over 3 floors this 1500ft<sup>2</sup> home provides spacious accommodation, to the ground floor is an entrance hall with cloakroom, (many have added a shower) a south facing kitchen diner with double doors to the small but super sunny garden, there is also an integral garage. To the first floor is a generous living room (underfloor heating) with new fireplace, a study area and the 4th bedroom-playroom, to the top floor are 3 bedrooms (two doubles and 1 single) and the house bathroom (underfloor heating), all floors have ample storage cupboards. Externally there are two designated parking spaces. If you are looking for a larger than most home with flexibility, a low cost of living, and one that has been future proofed then look no further.

## FEATURES

- 1500ft<sup>2</sup> 3-4bedroom house
- South facing safe enclosed garden
- Integral garage and parking for 2 cars
- Modernised by current owners
- Spacious living areas
- Separate study area, 3 double bedrooms 1 single/playroom



## ROOM DESCRIPTIONS

### Services

All mains (except Gas), oil fired central heating (new boiler and flue), wet underfloor heating in the living room, electric mat underfloor heating in the bathroom.

### List of modernisation works completed

The roof has been recently replaced with new (New Ply, Vapour Control Layer, Insulation and waterproof membrane) and comes with a 20 guarantee (2 years have lapsed so far). The roof (excluding ply) was supplied and installed by Alwitra.

Rainwater goods all replaced, including fascias and soffits  
Oil fired central heating boiler and flue have been recently replaced, circa a few years old. Circulating pump has also been replaced

Majority of the property has been rewired, bar a few rooms. This includes new switches and sockets.

Plastered Walls have been reskimmed in areas

New acoustic insulation has been put within some of the internal walls

The living room floor has been thermally insulated, as this is above the garage

Hinges and handles on all windows have been replaced

New sliding patio door has been installed in the kitchen

Bathroom floor replaced and strengthened

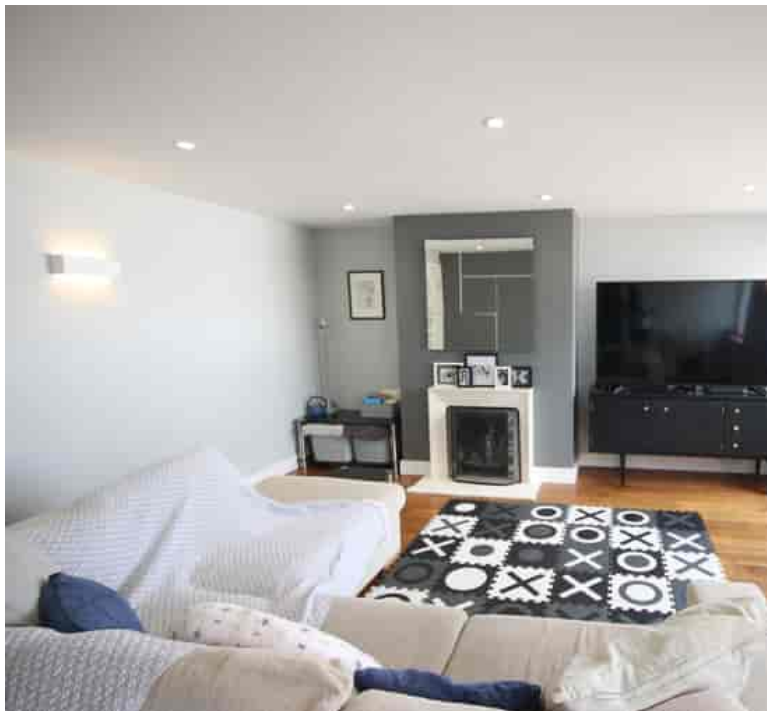
New Fireplace surround installed

New skirtings, architraves and cill boards have been installed within the majority of the property.

New internal doors have been installed for the majority of the property.

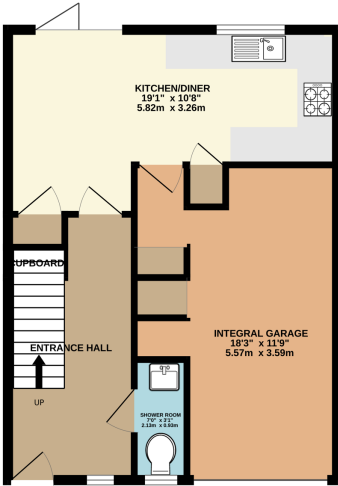




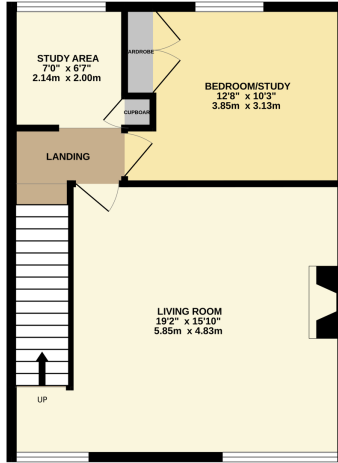


# FLOORPLAN

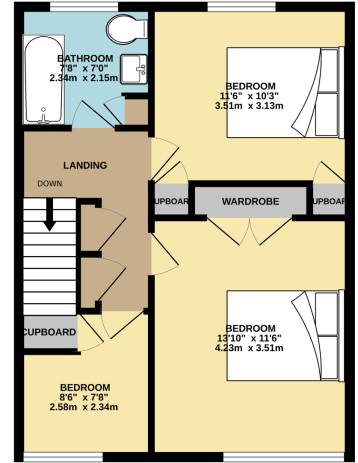
GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1494 sq.ft. (138.8 sq.m.) approx.

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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