

SOLE  
AGENT

## Bella Vista

Les Banques | St Sampson |

This detached family home is presented to the market in move-in condition and boasts fantastic sea and island views from both ground and first floor. The property is conveniently located between Town and The Bridge while being within walking distance of shops, pubs and restaurants. The spacious accommodation comprises a large lounge, a living room/playroom (bedroom 5), kitchen/diner, four bedrooms (with the master benefitting from an en-suite shower room), a family bathroom, utility room and a WC. To the rear of the property is a low maintenance garden predominantly laid to decking with a patio area and outside kitchen space. There is gated access to a brick paved driveway that can facilitate parking for a number of vehicles. A detached timber workshop/store/garage with full power and lighting sits at the foot of the plot.

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5 BEDROOMS

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2 BATHROOMS

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1 RECEPTION

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**£895,000**

ESTATE AGENTS & PROPERTY MANAGERS

Shields  
& Rutland

OPENING DOORS SINCE 1993

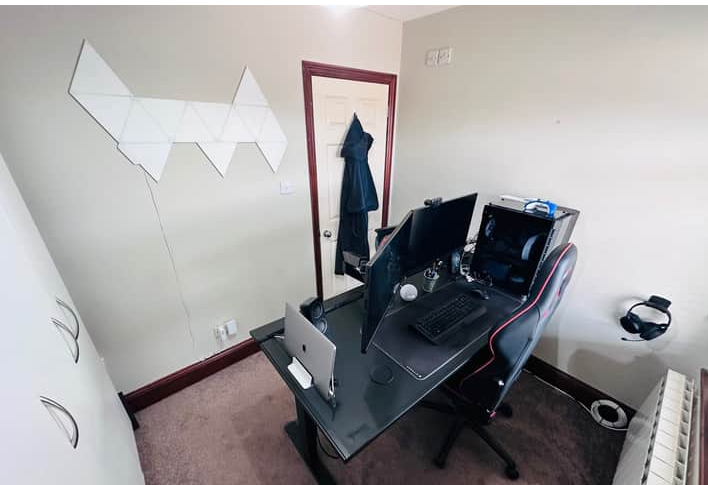
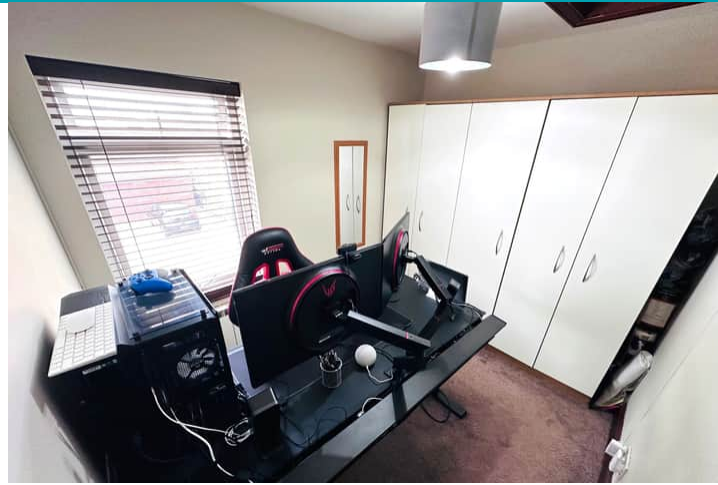
# PHOTOS



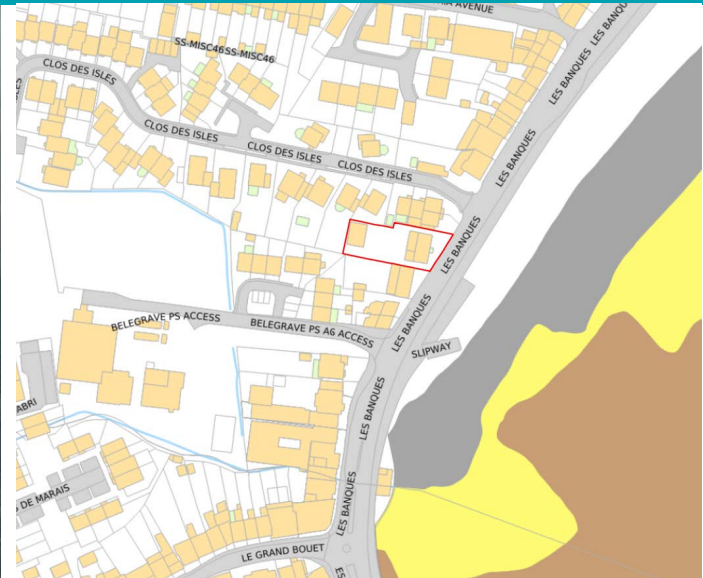
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Porch

1.79m x 1.32m (5' 10" x 4' 4")

## Entrance Hall

4.53m x 1.79m (14' 10" x 5' 10")

## Lounge

4.53m x 4.52m (14' 10" x 14' 10")

## Livingroom/Playroom (Bedroom 5)

4.53m x 4.52m (14' 10" x 14' 10")

## Kitchen/Diner

7.29m x 3.13m (23' 11" x 10' 3")

## Utility Room

3.16m x 2.52m (10' 4" x 8' 3")

## WC

1.79m x 0.77m (5' 10" x 2' 6")

## First Floor Landing

4.62m x 1.86m (15' 2" x 6' 1")

## Master Bedroom

4.52m x 4.41m (14' 10" x 14' 6")

## En-suite

2.40m x 1.49m (7' 10" x 4' 11")

## Bedroom 2

4.60m x 4.59m (15' 1" x 15' 1")

## Inner Hall

1.97m x 0.96m (6' 6" x 3' 2")

## Bedroom 3

4.09m x 3.41m (13' 5" x 11' 2")

## Bedroom 4

3.00m x 2.30m (9' 10" x 7' 7")

## Bathroom

3.33m x 1.49m (10' 11" x 4' 11")

## Garden

To the rear of the property is a low maintenance garden predominantly laid to decking with a patio area and outside kitchen space.

## Parking

There is a brick paved driveway that can facilitate parking for a number of vehicles and also a detached timber workshop/store/garage with full power and lighting that sits at the foot of the plot.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Multi fuel burning stove
- Fantastic sea views
- Excellent storage
- Workshop/store
- Original features

## SERVICES

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

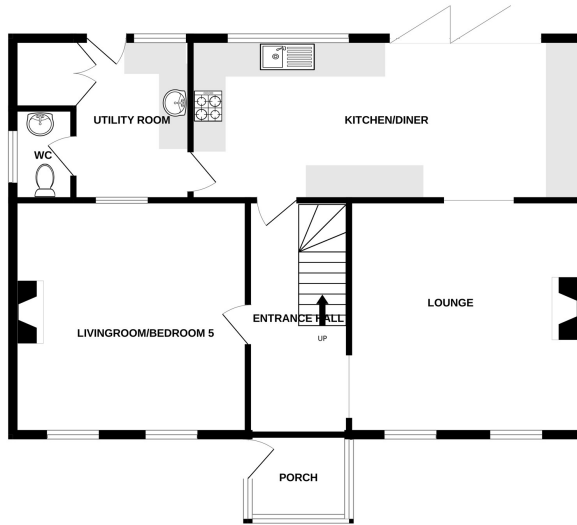
## APPLIANCES INCLUDED

- 2 integrated fridge/freezers
- Integrated Beko dishwasher
- Rangemaster toledo oven and hob
- Rangemaster extractor
- Zanussi washing machine
- Candy tumble dryer

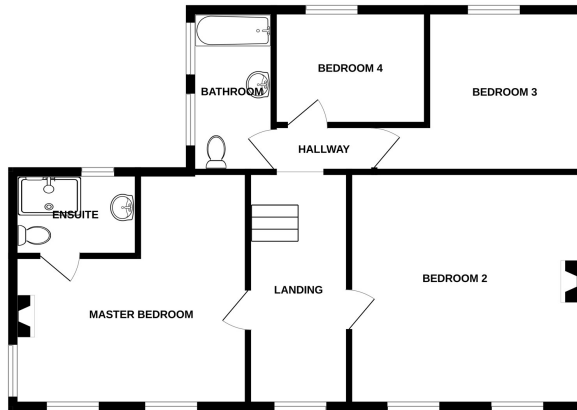
## SCHOOL CATCHMENT

Vale Primary School and St Sampson High School

## GROUND FLOOR



## 1ST FLOOR



## BELLA VISTA

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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