

SOLE  
AGENT

## Number 1, Sunrise

Pre de la Cotte | Route du Coucher du Soleil, |

This recently built semi-detached three bedroom property is situated in a quiet Clos just a few minutes walk away from the West Coast and the neighbouring amenities. This family home has been finished to a high specification throughout offering spacious open plan living and early viewing is recommended to avoid disappointment.

Accommodation comprises large entrance porch, open plan lounge/kitchen/diner, cloakroom, two bedrooms (with en-suite to master), family shower room, bedroom three/study and large attic room. To the rear of the property is a good size enclosed garden with a patio ideal for alfresco dining. The property also benefits from parking for two cars. Regret not suitable for pets, smokers or sharers. Available 1st March 2024.

**£2,800 pcm**

ESTATE AGENTS & PROPERTY MANAGERS

**3 BEDROOMS**

**2 BATHROOMS**

**1 RECEPTION**

**Shields  
& Rutland**

OPENING DOORS SINCE 1993



PHOTOS





PHOTOS







# SPECIFICATIONS



### Entrance Hall

8' x 4' (2.44m x 1.23m)

### Kitchen/Lounge/Diner

39' 2" x 15' 7" (11.94m x 4.75m)

### WC

8' x 5' (2.43m x 1.52m)

### First Floor Landing

12' 2" x 7' 2" (3.71m x 2.18m)

### Master Bedroom

11' 1" x 11' (3.37m x 3.35m)

### Ensuite

10' 11" x 4' 10" (3.34m x 1.47m)

### Bedroom 2

11' 5" x 8' 6" (3.48m x 2.58m)

### Bedroom 3/Study

9' 10" x 7' 11" (3.00m x 2.41m)

### Family Shower Room

7' 5" x 7' 1" (2.27m x 2.17m)

### Attic Room

13' 2" x 11' 9" (4.01m x 3.58m)

### Garden

To the rear of the property is a good size enclosed garden with a patio ideal for alfresco dining.

### Parking

There is parking for two cars.

### PRICE INCLUDES

Carpets, blinds as fitted and light fittings.

### SPECIAL FEATURES

- New build
- Quiet clos
- High specification
- Near West Coast

### SERVICES

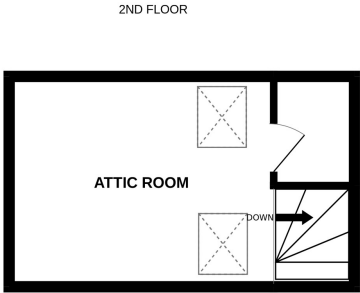
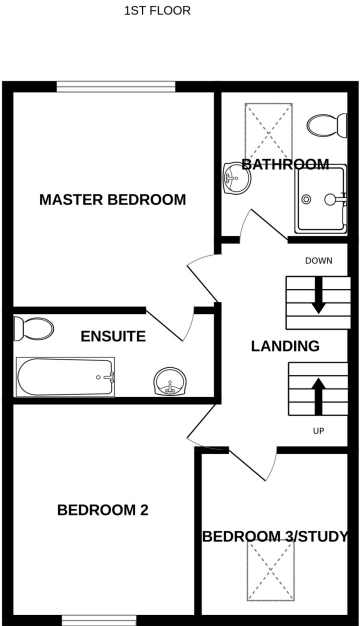
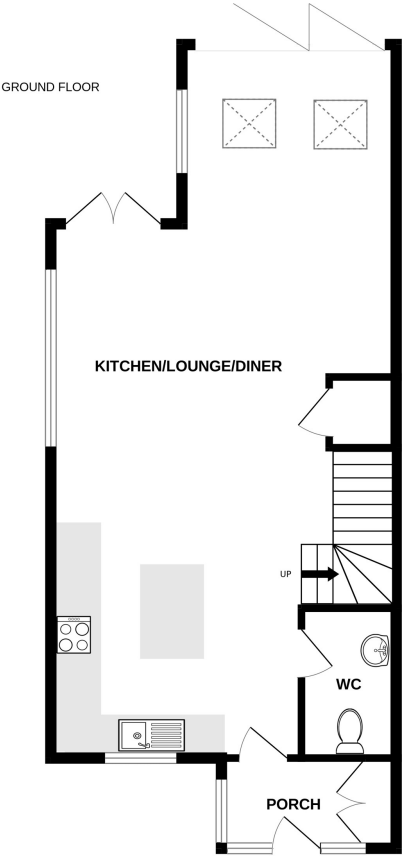
Main water, electricity and drainage. Oil central heating.

### APPLIANCES INCLUDED

- Neff washing machine
- AEG tumble dryer
- Neff fridge/freezer
- Neff oven
- Neff microwave
- Neff hob
- Neff extractor fan
- Siemens dishwasher

### SCHOOL CATCHMENT

La Mare de Carteret Primary School and St Sampsons High School



1 SUNRISE

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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