



SOLE
AGENT

Le Mouillage

Rue des Houmets | Castel | GY57XZ

This detached family home is presented to the market in move-in condition but would benefit from minor upgrading and modernisation. The property is located in a quiet lane with Sausmarez Park, Le Pommier, Aztec Soccer and Cobo Village all a short walk away. Accommodation comprises lounge/diner, kitchen, four bedrooms, two bathrooms and a WC. To the rear of the property is a low maintenance garden with a lawn and patio areas which is bordered by mature bushes and shrubs. There is enough room to extend if required. The front drive provides parking for a number of vehicles and there is also the space to build a garage/workshop.

£675,000

ESTATE AGENTS & PROPERTY MANAGERS

4 BEDROOMS

2 BATHROOMS

1 RECEPTION

Shields
& Rutland

OPENING DOORS SINCE 1993

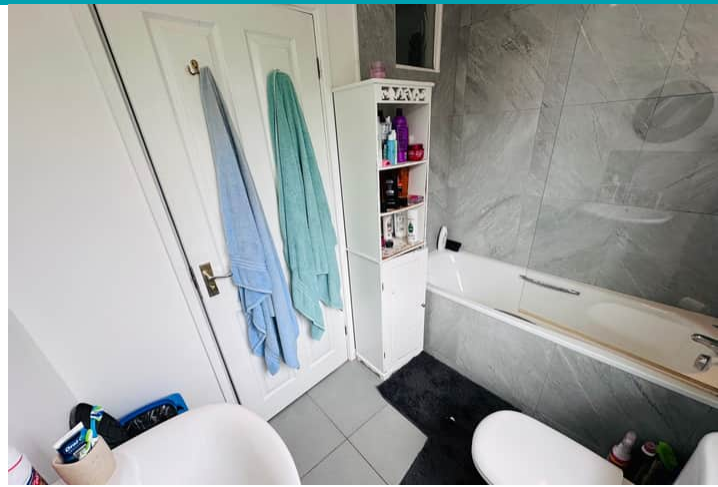
PHOTOS



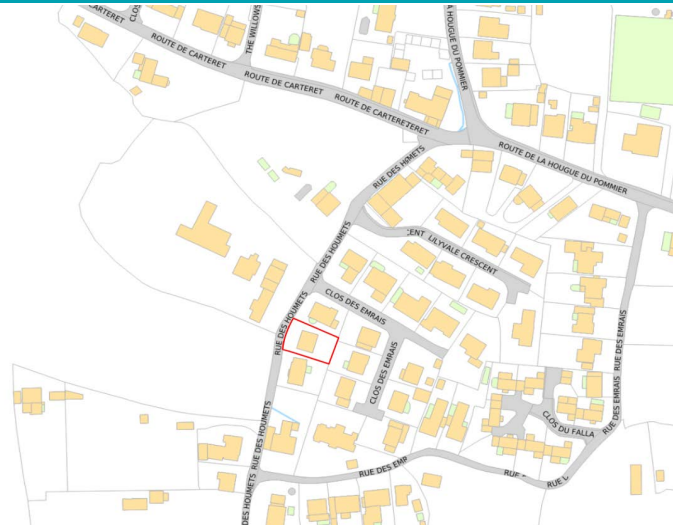
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

4.84m x 1.77m (15' 11" x 5' 10")

Lounge/Diner

7.39m x 3.94m (24' 3" x 12' 11")

Bedroom 4

4.84m x 2.75m (15' 11" x 9' 0")

WC

1.76m x 1.58m (5' 9" x 5' 2")

Kitchen

4.70m x 2.48m (15' 5" x 8' 2")

First Floor Landing

3.33m x 1.00m (10' 11" x 3' 3")

Bedroom 1

4.23m x 3.94m (13' 11" x 12' 11")

Ensuite

2.35m x 1.56m (7' 9" x 5' 1")

Family Bathroom

2.41m x 1.72m (7' 11" x 5' 8")

Bedroom 2

3.74m x 2.53m (12' 3" x 8' 4")

Bedroom 3

4.69m x 3.74m (15' 5" x 12' 3")

Garden

To the rear of the property is a low maintenance garden with a lawn and patio area which is bordered by mature bushes and shrubs. There is enough room to add a sunlounge or conservatory if required.

Parking

The front drive provides parking for a number of vehicles and there is also the space to build a garage/workshop.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- uPVC double glazed
- Sea views
- Desirable location
- Amenities close by

SERVICES

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

APPLIANCES INCLUDED

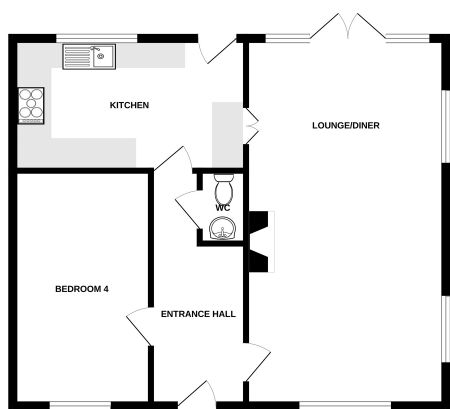
- Belling oven
- Belling extractor fan

SCHOOL CATCHMENT

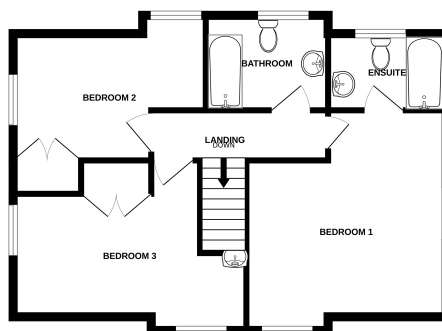
La Mare de Carteret High School and St Sampsons High School

FLOORPLAN

GROUND FLOOR



1ST FLOOR



LE MOUILLAGE

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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