

SOLE  
AGENT

## Coronet

Ruette de St Briocq | Castel | GY57DG

This spacious, detached bungalow is presented to the market in need of major upgrading throughout but presents an interesting opportunity owing to a detached unit in the rear garden which, with the appropriate permissions, could be developed into a one-bedroom home for a dependant relative. Coronet sits in a desirable location with country lanes on the doorstep and the west coast a short drive away. Accommodation in the main house comprises a large lounge/diner, a kitchen/diner, three bedrooms, a bathroom, a shower room and a WC. The workshop/store has full power and lighting, three adjoining rooms, a WC and a shower room. The garden is mainly laid to lawn with mature borders and there is also a large patio accessed from the dining area of the kitchen. In addition to the attached garage, a tarmac driveway provides parking for a number of vehicles.

£690,000

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

Shields  
& Rutland

OPENING DOORS SINCE 1993



PHOTOS











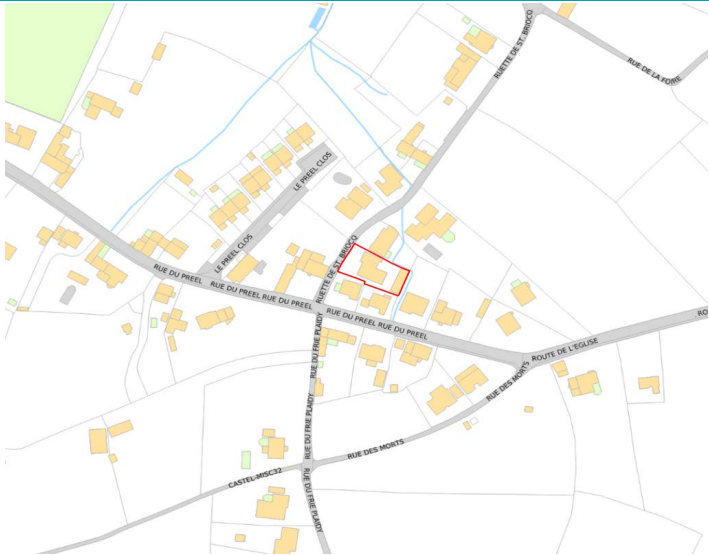


PHOTOS





# SPECIFICATIONS



**Entrance Porch**

2.31m x 2.28m (7' 7" x 7' 6")

**Entrance Hall**

3.24m x 2.00m (10' 8" x 6' 7")

**Lounge/Diner**

8.31m x 3.73m (27' 3" x 12' 3")

**Kitchen/Diner**

8.89m x 3.13m (29' 2" x 10' 3")

**Rear Porch**

1.62m x 1.50m (5' 4" x 4' 11")

**Bedroom 1**

3.96m x 3.93m (13' 0" x 12' 11")

**Bedroom 2**

3.94m x 3.03m (12' 11" x 9' 11")

**Bedroom 3**

3.03m x 2.93m (9' 11" x 9' 7")

**Shower Room**

1.55m x 1.10m (5' 1" x 3' 7")

**Boiler Room**

1.63m x 1.25m (5' 4" x 4' 1")

**WC**

2.04m x 0.88m (6' 8" x 2' 11")

**Bathroom**

1.94m x 1.71m (6' 4" x 5' 7")

**Room 1**

4.66m x 4.45m (15' 3" x 14' 7")

**Inner Hallway**

0.93m x 0.86m (3' 1" x 2' 10")

**WC**

1.42m x 0.96m (4' 8" x 3' 2")

**Shower Room**

2.02m x 0.97m (6' 8" x 3' 2")

**Room 2**

4.60m x 4.39m (15' 1" x 14' 5")

**Room 3**

4.34m x 4.21m (14' 3" x 13' 10")

**Garden**

The garden is mainly laid to lawn with mature borders and their is also a large patio accessed from the dining area of the kitchen.

**Parking**

In addition to the attached garage, a tarmac driveway provides parking for a number of vehicles.

**PRICE INCLUDES**

Flooring and light fittings

**SPECIAL FEATURES**

- Spacious accommodation
- Desirable location
- Detached unit
- Workshop/store
- Large parking area

**SERVICES**

Mains water, electricity and drainage.

**APPLIANCES INCLUDED**

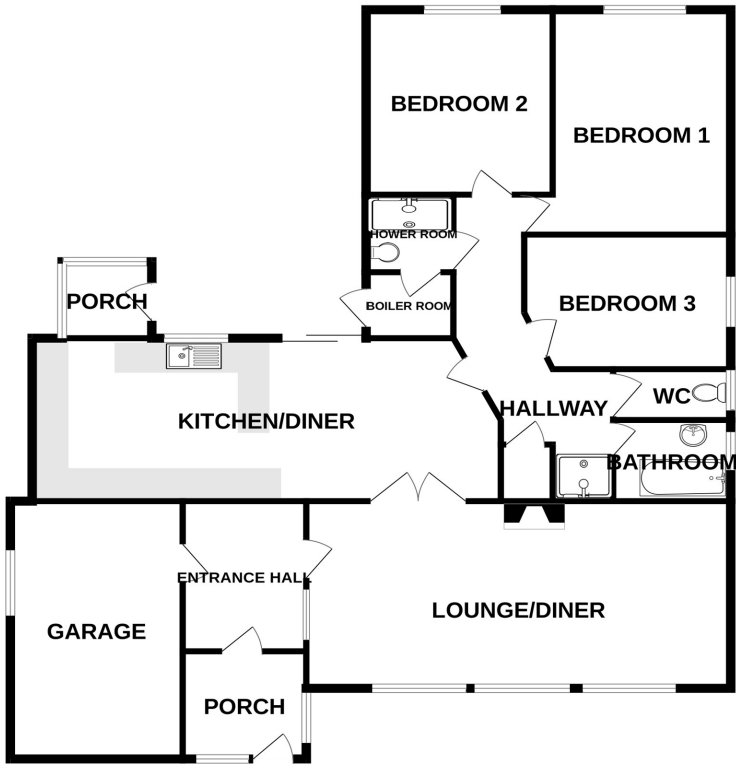
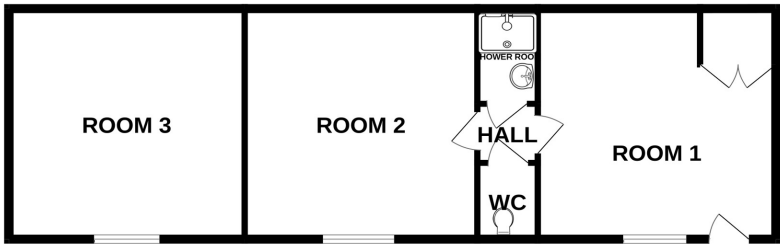
- Hotpoint hob

**SCHOOL CATCHMENT**

Castel Primary School and Les Beaucamps High School



GROUND FLOOR



CORONET

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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