



## Esdale Cottage

13 La Rue Des Cottes | St Sampson | GY24TU

This semi-detached house is located on a quiet clos within walking distance to the west coast. The property is presented in move-in condition and is an ideal option for first-time buyers. Accommodation comprises lounge/diner, kitchen, WC, a double bedroom, a single bedroom and a bathroom. The south-west facing rear garden is completely laid to patio with low-maintenance borders. The clos also benefits from a communal lawned garden. There is an allocated parking space for one car and the current owners park a second vehicle outside the front of the property.

**£499,000**

SOLE  
AGENT

2 BEDROOMS

1 BATHROOM

1 RECEPTION

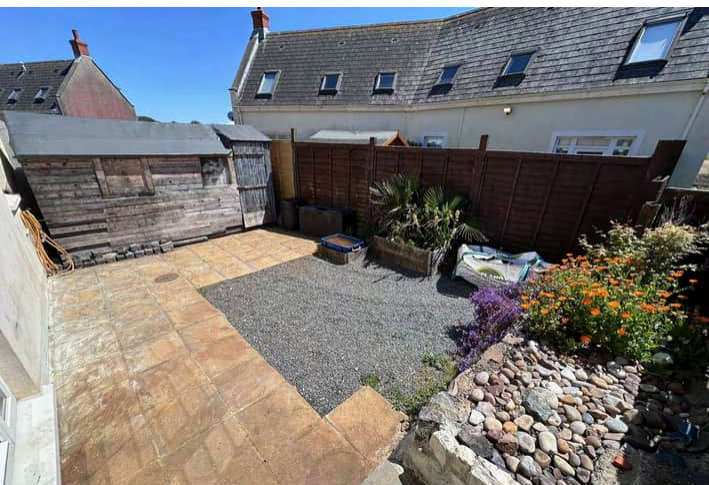


# PHOTOS



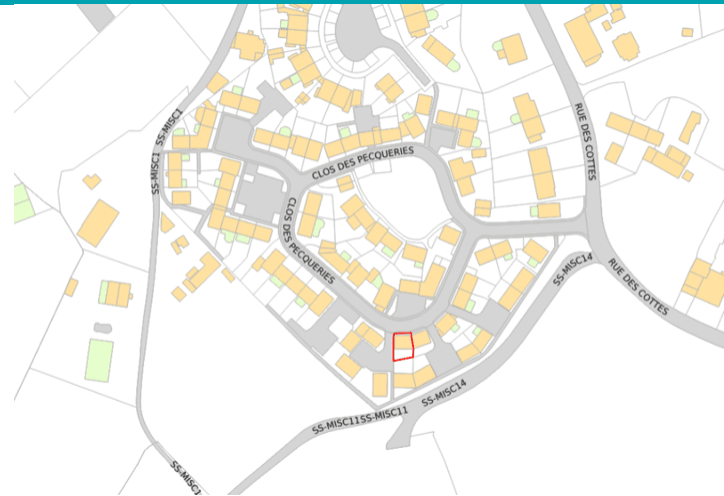
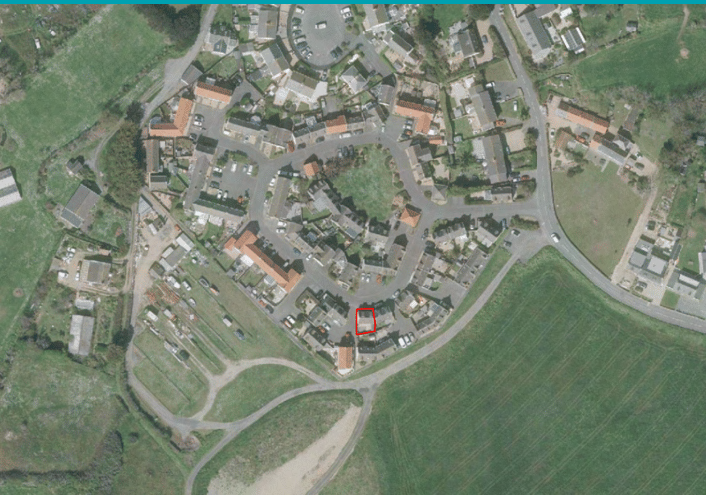


# PHOTOS





# SPECIFICATIONS



## Entrance Hall

2.84m x 1.80m (9' 4" x 5' 11")

## WC

1.83m x 1m (6' 0" x 3' 3")

## Lounge/Diner

5.07m x 4.76m (16' 8" x 15' 7")

## Kitchen

2.68m x 2.4m (8' 10" x 7' 10")

## First Floor Landing

1.93m x 1.07m (6' 4" x 3' 6")

## Bedroom 1

4.59m x 2.97m (15' 1" x 9' 9")

## Bedroom 2

2.75m x 2.49m (9' 0" x 8' 2")

## Bathroom

2.35m x 1.75m (7' 9" x 5' 9")

## Garden

The south-west facing rear garden is completely laid to patio with low-maintenance borders. The clos also benefits from a communal lawned garden.

## Parking

There is an allocated parking space for one car and the current owners park a second vehicle outside the front of the property.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Walking distance to west coast
- Low maintenance garden
- Quiet clos

## SERVICES

Mains water, electricity and drainage.

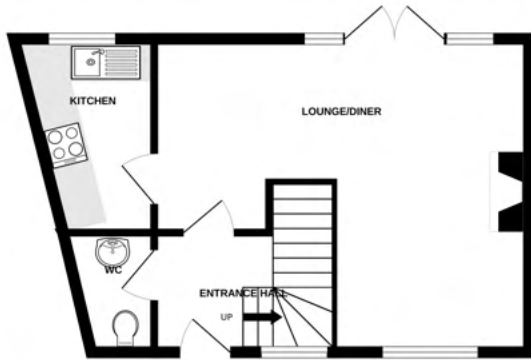
## APPLIANCES INCLUDED

To be agreed at sale

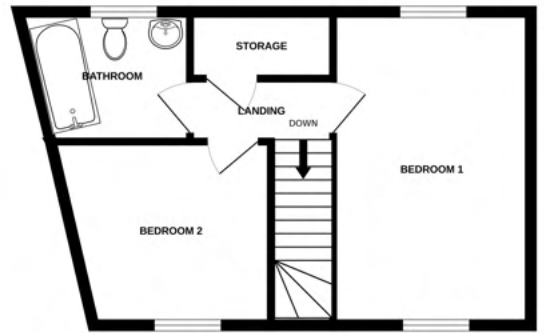
## SCHOOL CATCHMENT

Hautes Capelles Primary School and St Sampson High School

GROUND FLOOR



1ST FLOOR



ESDALE COTTAGE

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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