LOCAL MARKET TRP TBC

# **Coming Soon**



SOLE AGENT

# Holly Cottage

30 Les Cherfs Castel | GY57HG

This semi-detached cottage is located in a quiet clos in an enviable west coast location, just a short walk from Cobo beach and the neighbouring amenities. Accommodation is spread over three floors and comprises open plan lounge/kitchen/diner, two double bedrooms and a shower room. The property benefits from a private courtyard garden and parking for one car (with the possibly of parking a small second vehicle behind). All bills are included with the exception of an internet connection/phone line. Available from early October. Suitable for one child. Regret no smokers. One dog accepted. Please contact the office on 714445 for more information or to arrange a viewing.

£2,050 pcm

2 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields & Rutland

OPENING DOORS SINCE 1993

ESTATE AGENTS & PROPERTY MANAGERS

# **SPECIFICATIONS**





#### **Ground Floor**

# **Kitchen Area**

12' 7" x 11' 7" (3.84m x 3.53m)

# Lounge/Diner Area

16' 0" x 11' 7" (4.88m x 3.53m)

#### **First Floor Landing**

13' 0" x 9' 3" (3.96m x 2.82m)

# **Bedroom 1**

16' 0" x 9' 5" (4.88m x 2.87m)

#### **Shower Room**

8' 1" x 6' 0" (2.46m x 1.83m)

#### **Second Floor**

# **Bedroom 2**

15' 0" x 9' 3" (4.57m x 2.82m)

# PRICE INCLUDES

Curtains, carpets and light fittings.

#### **SPECIAL FEATURES**

# **SERVICES**

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

## **APPLIANCES INCLUDED**

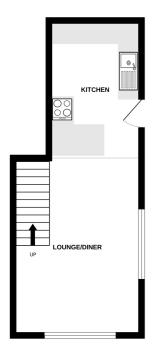
Integrated Fridge/Freezer Hotpoint Washer/Dryer Hotpoint Single Oven Hotpoint Hob Integrated Microwave

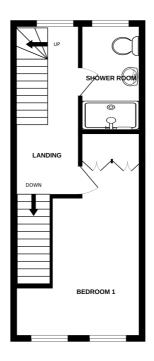
# **SCHOOL CATCHMENT**

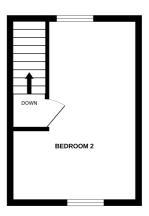
Castel Primary School

Les Beaucamps High School

GROUND FLOOR 1ST FLOOR 2ND FLOOR







#### HOLLY COTTAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tensure are approximate and no responsibility is taken for any enror, 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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