



Sundawn Cottage

£375,000

7 Westcommon Villas, La Garenne, Vale

LOCAL MARKET

A well-maintained one-bedroom semi-detached home situated close to L'Ancrese Common and the sandy beaches of Ladies' Bay and Pembroke.

The property offers a light and airy reception area, one bedroom upstairs, and a family bathroom. To the front of the property, there is parking for one vehicle, and to the rear is visitor parking and a communal lawned garden housing a timber garden shed owned by Sundawn Cottage.

Key facts



- Close to L'Ancrese Common
- Smartly presented throughout
- Parking for one car
- Communal gardens
- Lovely walks and sandy beaches nearby

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GUERNSEY'S ESTATE AGENT



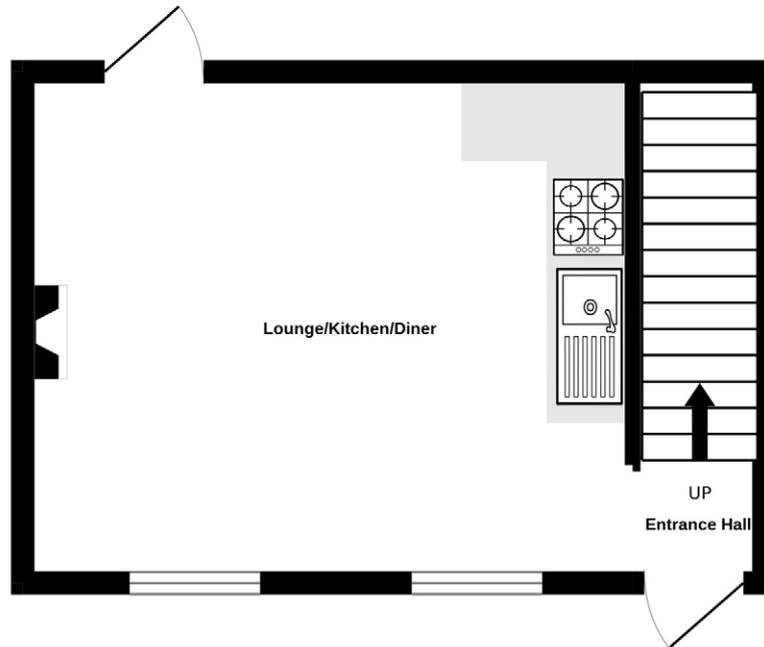




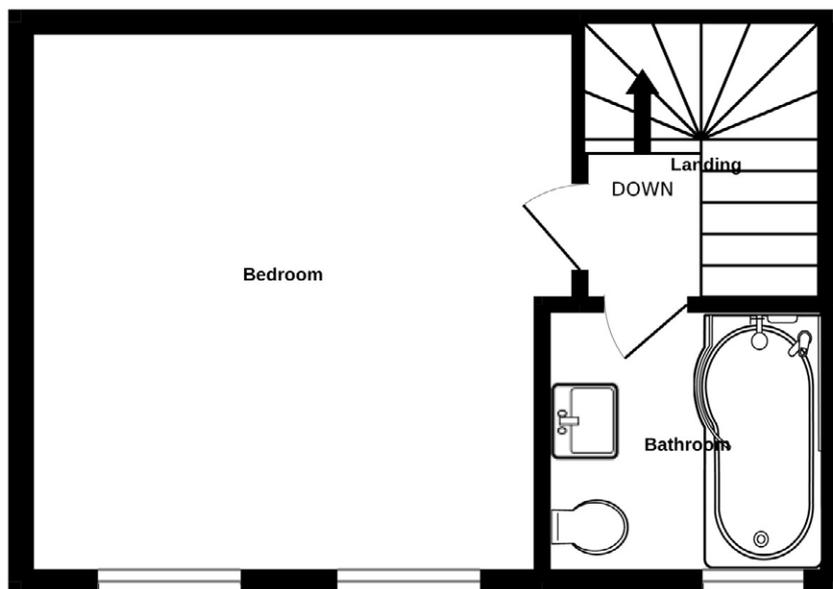
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Floorplans

GROUND FLOOR



1ST FLOOR



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Entrance hall

3' x 3' (0.9m x 0.9m)

Living room/Kitchen

15'4 x 13' (4.7m x 4m)

APPLIANCES

Cooke & Lewis oven, Samsung hob, extractor fan and Hotpoint fridge/freezer.

FIRST FLOOR

Landing

7' x 3' (2.1m x 0.9m)

Bedroom

13'2 x 12' (4m x 3.7m)

Bathroom

6'9 x 5'7 (2m x 1.7m)

EXTERIOR

The property is approached off the lane onto an allocated parking space in front of the cottage and gravelled seating area, to the rear, there is access to the communal garden and shed which is owned by Sundawn Cottage

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity, water and drainage, under floor heating in the bathroom, uPVC double glazing.

Finding the property: Travelling along L'Ancrese Road turn into Les Ammareurs and take the first left into La Garenne, Sundawn Cottage is half way down on the right hand side.

Perry's ref: 6 B4

what3words: relaxing.stops.saves

TRP: 68

Service charge: £10 per month, which covers the cost of the communal lawn mowing.

CONTACT OUR LOCAL MARKET TEAM



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