



The Beeches

£625,000

Clos Saumarez, Rue Cohu Castel GY5 7TD

LOCAL MARKET

SOLE AGENT

Detached two bedroom bungalow which is situated in a popular location close to Saumarez Park

The property sits centrally on its plot with lawned gardens on three sides, parking for two cars and a detached garage. The property requires cosmetic upgrading and there is potential to extend subject to the relevant permissions.

School catchment: La Mare de Carteret Primary and Les Beaucamps High

Key facts



- Detached well proportioned bungalow
- Lawned gardens on three sides
- Garage and parking for 2 cars
- Popular location
- Great potential to make it your own

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GUERNSEY'S ESTATE AGENT



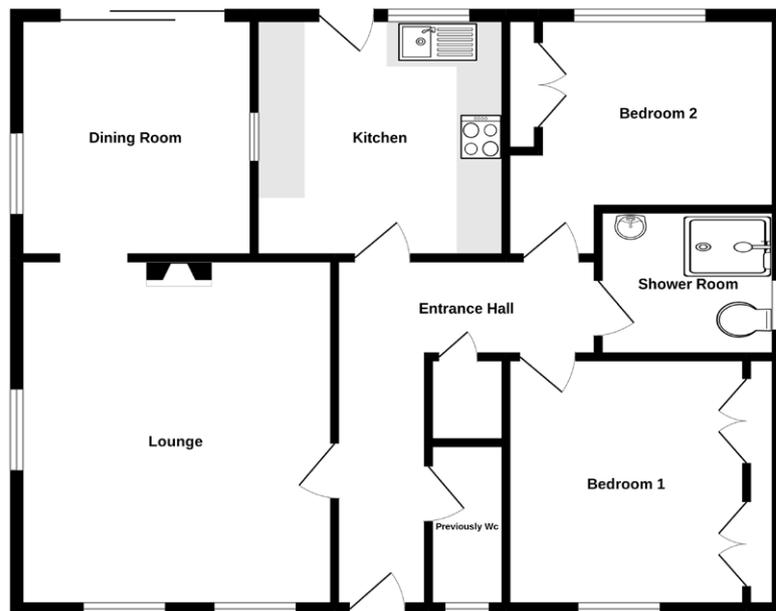






Floorplans

GROUND FLOOR



Made with Metapix C2022

Entrance hall

15'3 x 4' & 10'9 x 4' (4.6m x 1.2m & 3.3m x 1.2m) (L-shaped)

Lounge

15'3 x 14'4 (4.6m x 4.4m)

Dining room

11' x 10'4 (3.4m x 3.1m)

Kitchen/Breakfast room

10'10 x 10'8 (3.3m x 3.3m)

APPLIANCES

Hotpoint fridge/freezer

Bedroom 1

11'5 x 9'10 (3.5m x 3m)

Bedroom 2

12'5 x 9'5 (3.8m x 2.9m)

Shower room

8' x 5'5 (2.4m x 1.7m)

EXTERIOR

The front garden is laid to lawn and a gate through low hedging provides a pedestrian access onto the clos road.

There is vehicular access over a tarmac drive with parking in front of the garage for 2 cars. A paved path provides access through an arch to the rear garden. The fully enclosed lawn rear garden is west facing proving a high degree of privacy.



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

Services: Mains electricity and water, mains drainage, gas central heating, uPVC double glazing.

Finding the property: Travelling west along Rue Cohu towards Saumarez Park, the entrance to Clos Saumarez is directly opposite the Hermanus Retirement Home. The property is the first house on the right hand side.

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