



Tea Tree Cottage

Rue du Belial, St Saviour's GY7 9TE

£685,000

LOCAL MARKET

SOLE AGENT

A semi-detached 2 bedroom cottage located in the quiet lanes of St Saviours.

The property is neatly presented and in addition to the two double bedrooms offers a larger lounge with agricultural views, a fully fitted kitchen and a useful sunroom overlooking and accessing the enclosed patio and lawned two tiered garden. With parking for two/three cars and within a short drive of St Peter's village the property offers a charming spacious home.

School catchment: La Houquette Primary and Mare de Carteret High

Key facts



- Attractive Guernsey cottage
- Spacious accommodation
- Parking for 3 and enclosed garden
- Situated in the rural lanes of St Saviour's
- Agricultural views

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GUERNSEY'S ESTATE AGENT



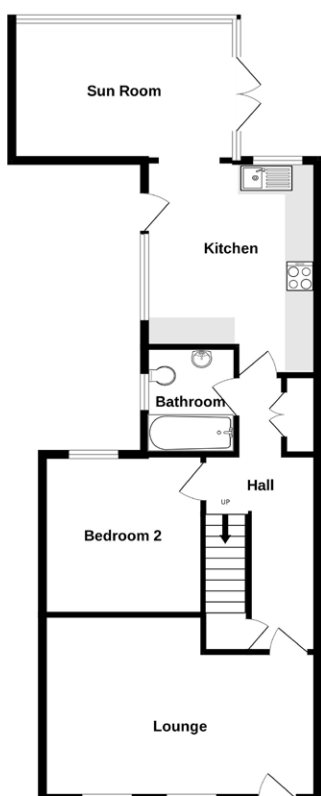




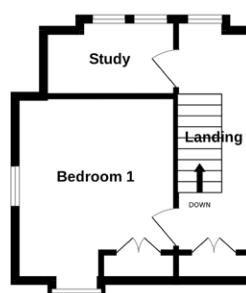


Floorplan

GROUND FLOOR



1ST FLOOR



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Lounge

18'3 x 12'2 (5.6m x 3.7m)

Hall

16' x 4'7 (4.9m x 1.4m)

Kitchen

13'7 x 11'3 (4.1m x 3.4m)

APPLIANCES

- Hotpoint gas hob
- Double oven
- Integral fridge/freezer
- Bosch dishwasher
- Bosch washing machine

Sunroom

15' x 9'4 (15' x 9'4)

Bedroom 2

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

Bathroom

7' x 4'6 (2.1m x 1.4m)

FIRST FLOOR

Landing

15'10 x 4' (4.8m x 1.2m)

Bedroom 1

13'9 x 12' (4.2m x 3.6)

Study

8'10 x 5' (2.7m x 1.6m)



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EXTERIOR

The property is approached off the lane over a concrete drive onto a gravelled parking area in front of the property providing parking for 2 cars the drive continues to the side where there is parking for 1 further car. The neighbouring property has a vehicular and pedestrian right of way over the drive to access their property behind.

A pedestrian gate opens on to the enclosed garden with a paved area ideal for al fresco dining and a lawned garden along with a timber garden shed.

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

Services: Mains electricity and water, cesspit drainage, (bottled) gas fired heating, uPVC double glazing.

Finding the property: With the Auberge du Val Restaurant on your left travel up the valley and take the second lane on the left into Rue du Belial and Tea Tree Cottage is the 2nd property on the left.

Perry's ref: 21 H5

what3words:

TRP: 127

CONTACT OUR LOCAL MARKET TEAM



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