



Royal Flush

Rue de la Vallee, Torteval, GY8 0PW

£895,000

LOCAL MARKET

SOLE AGENT

Detached cavity built bungalow situated in a quiet and rural lane a short walk from Rocquaine Bay and west coast.

The property comprises a large open plan living room/kitchen with conservatory looking out over the west facing rear garden, there are two bedrooms, one with ensuite shower room and a further bathroom. Externally there is a detached garage/workshop, smart paved parking area and low maintenance enclosed garden.

School catchment: La Houquette Primary and Mare de Carteret High

Key facts



- Detached cavity built bungalow
- Short stroll from Rocquaine Bay
- Well proportioned accommodation
- Garage, parking and garden
- Ideal downsize, low maintenance home

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Floorplan

GROUND FLOOR



12'6 x 3'4 widening to 7'6 (3.8m x 1m, 2.3m)

33'9 x 12'4 (10.2m x 3.8m)

- 4 ring gas hob
- Neff extractor
- Neff double oven
- Neff fridge

10' x 5'2 (3.1m x 1.6m)

- Hotpoint washing machine
- Hotpoint tumble dryer
- Hotpoint freezer

4'10 x 4'3 (1.5m x 1.3m)

14'8 x 9' (4.5m x 2.7m)

13' x 10'6 (4m x 3.2m)

9'2 x 3'7 (2.8m x 1.1m)

14' x 9'9 (4.3m x 3m)

8'2 x 6'5 (2.5m x 2m)

The property is approached off the lane onto a paved drive where there is parking for approximately eight cars. There is side access down either side of the property to the rear garden, which is paved and enclosed.

19'8 x 8'5 (6m x 2.6m)

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

Services: Mains electricity and water, cesspit drainage (shared between 4 properties), oil fired heating and under floor heating in conservatory and bathroom, uPVC double glazing.

Finding the property: From the Imperial Hotel travel up Pleinmont Hill and take the first left into Rue de la Vallee, Royal Flush is the last house on the left.

Perry's ref: 26 A2

what3words: tailoring.merry.cheery

TRP: 153



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