



Dans Le Couogn

La Colline de bas Courtils St Saviour's GY7 9YQ

£575,000

LOCAL MARKET

SOLE AGENT

A smart semi-detached low maintenance property forming the corner plot of a popular clos in a sought after, rural location.

Offered to a good standard throughout with modern kitchen and shower room, also benefiting from a rear courtyard garden with attractive views over an agricultural field. Dans Le Couogn is an ideal family home which would also make a great investment property achieving approximately £1,850pm.

School catchment: La Houquette Primary and La Mare de Carteret High

Key facts



- Low maintenance home
- Smart kitchen and shower room
- Corner plot of popular clos
- Enclosed garden and parking
- Sought after rural location

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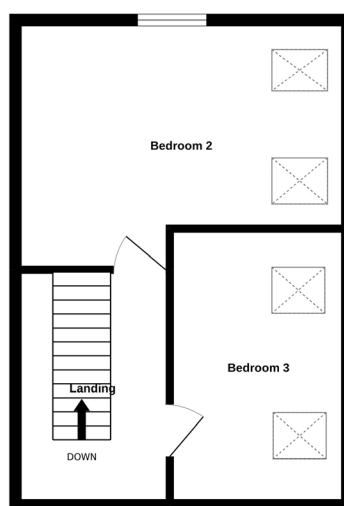


Floorplans

GROUND FLOOR



1ST FLOOR



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Entrance hall

12'2 x 3' (3.7m x 0.9m)

Kitchen

11'3 x 9' (3.4m x 2.7m)

APPLIANCES:

- Hotpoint oven
- 4-ring hob and extractor fan
- Whirlpool fridge/freezer
- AEG dishwasher
- Hotpoint washer/dryer.

Lounge/dining room

15'7 x 13'10 (4.7m x 4.2m)

Bedroom 1

13'9 x 9'6 (4.2m x 2.9m)

Shower room

8'7 x 6'6 (2.7m x 2m)

FIRST FLOOR

Landing

11'3 x 9'6 (3.4m x 2.9m)

Bedroom 2

15' x 12'2 (4.6m x 3.7m)

Bedroom 3

13'3 x 8'6 (4.1m x 2.6m)

EXTERIOR

The property is approached off the clos road with pedestrian access leading to the property from the allocated parking (where there is parking for 2 cars along with visitors spaces). A side gate gives access to the rear garden which is laid to paving enclosed by fencing and with an attractive outlook over the airport. There is right of way over an emergency access track from the main road.

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

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

Finding the property: With The Farmhouse Hotel on your right continue down the road, the entrance to La Colline de bas Courtils is on your left, follow the clos road to the right, Dans Le Couogn sits in the far corner of the clos.

Perry's ref: 22 C5

What3Words: erupts.wealthiest.probability

TRP: 96



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