



# Northumbria

Fief La Comte, St Saviour, GY7 9QD

## £725,000

LOCAL MARKET

SOLE AGENT

A detached recently renovated bungalow positioned in the desirable rural parish of St Saviour's.

Recently renovated throughout by the current owner, Northumbria offers stylish and modern accommodation in a peaceful sought after setting. The heart of the home is a super open plan kitchen living area which is perfect for entertaining. Three bedrooms, a bathroom and separate WC complete the internal offering. Externally, the property benefits from a wrap-around garden and two parking spaces with scope to create additional subject to any permissions. A fantastic opportunity for those looking to move up or down the property ladder.

School catchment: La Houquette Primary / Les Beaucamps High

### Key facts



- Immaculate detached bungalow
- Desirable location in St Saviours
- Three bedrooms
- Parking for 2 with scope to create more
- Wrap around garden

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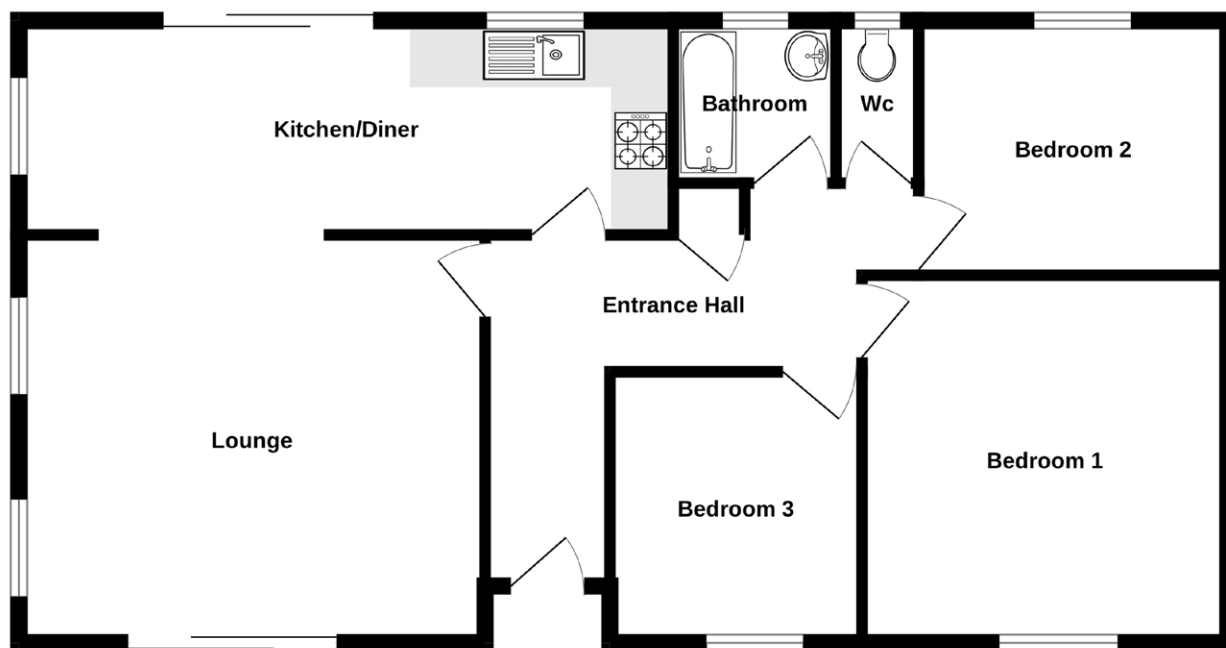
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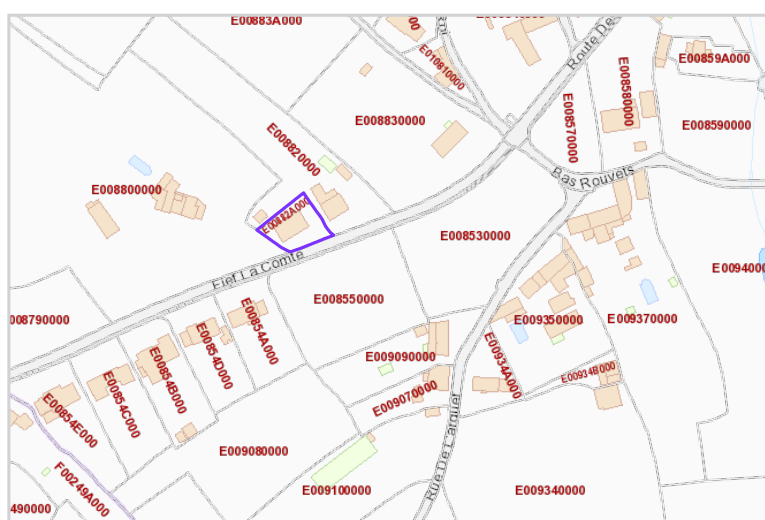




## Floorplan



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## GROUND FLOOR

## Entrance hall

11'11 x 5'10 (3.7m x 1.8m)

## Lounge

15'11 x 13'11 (4.8m x 4.3m)

## Kitchen/diner

22'3 x 7'3 (6.8m x 2.2m)

## APPLIANCES

- Beko electric oven
- Beko combi microwave oven
- Cooke & Lewis electric hob
- Extractor fan
- Beko integrated dishwasher
- Beko fridge/freezer
- Hoover integrated washer/dryer

## Inner hall

9'7 x 3' (3m x 0.9m)

## Bathroom

5'6 x 5'6 (1.7m x 1.7m)

## WC

5'10 x 2'6 (1.8m x 0.8m)

## Bedroom 2

10'6 x 8'8 (3.2m x 2.7m)

## Bedroom 3

9'3 x 8'11 (2.8m x 2.7m)

## Bedroom 1

13'11 x 11'1 (4.3m x 3.4m)

## EXTERIOR

The property is approached off the road onto a gravelled area providing parking for 2 vehicles. Subject to any relevant permissions, this area could be extended to create further parking. There is a wrap around garden laid to lawn bounded by mature shrubs and hedging.

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

**Services:** Mains electricity and water, cesspit drainage, electric central heating, uPVC double glazing.

**Perry's ref:** 12 D5

**what3words:** campaigner.unswerving.quench

**TRP:** 123

## CONTACT OUR LOCAL MARKET TEAM



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