



The Nest

Les Villets, Forest, GY8 0HP

£440,000

LOCAL MARKET

JOINT AGENT

An asbestos clad timber frame bungalow positioned within the desirable parish of Forest, surrounded by beautiful scenic walks and cliff paths.

A super opportunity, subject to relevant permissions, for those looking to create a family home within a peaceful rural location. The current layout provides two bedrooms, a bathroom, lounge diner and kitchen. There is a garage and garden store which provide usefully additional storage alongside a sunny garden and parking in tandem for 2 vehicles. Please note, due to the construction of the property, The Nest would be suitable for cash buyers only.

School catchment: Forest Primary School / Les Beaucamps High School

Key facts



- Detached bungalow
- Requiring renovation/ rebuild subject to permissions
- Desirable Forest parish location
- Parking and garage
- Pleasant lawned garden

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GUERNSEY'S ESTATE AGENT







Floorplan

GROUND FLOOR



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Entrance hall

14'11 x 2'3 (4.6m x 0.7m)

Lounge/diner

22'4 x 11'10 (6.8m x 3.6m)

Kitchen

11'9 x 10'11 (3.6m x 3.4m)

APPLIANCES

- Indesit washing machine
- Cannon oven

Bathroom

7'8 max x 6'1 (2.4m x 1.9m)

Bedroom 1

12' x 11' (3.7m x 3.4m)

Bedroom 2

12' max x 10'11 (3.7m x 3.4m)

EXTERIOR

The property is approached off the lane onto a parking area providing space for 2 vehicles in tandem in front of the;

Garage

15'10 x 9'1 (4.8m x 2.8m)

The lawned garden bounds three sides of the property and is bounded by low height walls and hedging. There is a doubt to the rear of the garden and to one side of the property;

Garden store

13'2 x 6'4 (4m x 1.9m)

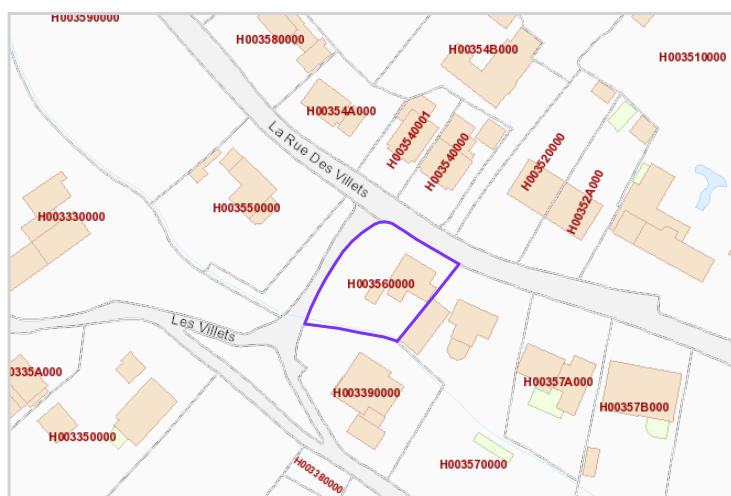
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, cesspit drainage, uPVC glazing

Perry's ref: 28 D4

what3words: stumbling.catnap.fussily

TRP: 85 + 14 garage



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