



# Benamy

£725,000

Ruette de la Tour, Le Feugre, Castel GY5 7TU

LOCAL MARKET

This detached bungalow is situated on a quiet lane just off the main Cobo coast road and all of the amenities of Cobo village.

Currently arranged as a seven bedroom home, Benamy offers a superb volume of versatile space - perfect for those looking to modernise and upgrade to create a desirable family home in a super position. There is parking for up to 4 vehicles on the front driveway with scope to create more if desired (and subject to any relevant permissions), and to the rear, an enclosed garden complete with large garden shed.

School catchment: La Mare de Carteret Primary School / St Sampson's High School

## Key facts



- Detached bungalow
- Currently used as a 7 bedroom home
- Parking for 4 cars
- Desirable Cobo location
- Scope for modernisation

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GUERNSEY'S ESTATE AGENT







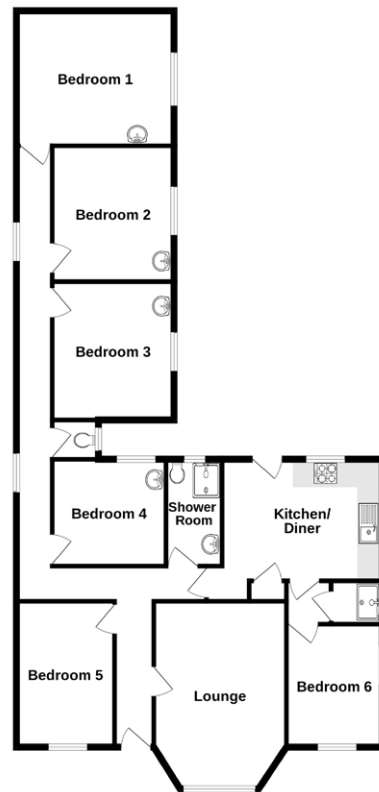




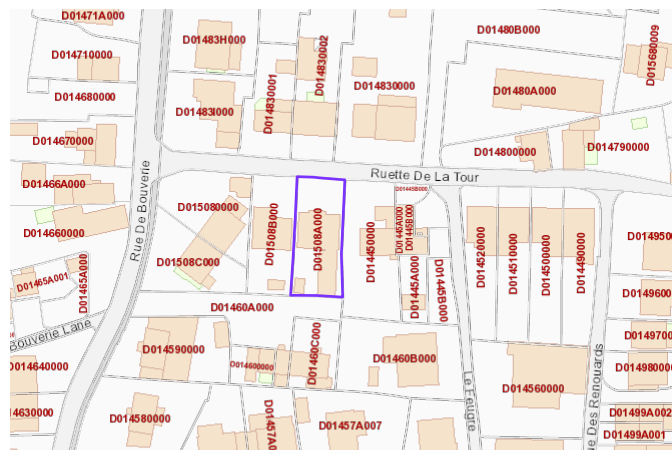


## Floorplan

GROUND FLOOR



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## GROUND FLOOR

## Entrance hall

15'3 x 6'7 (max) (4.6m x 2m)

## Bedroom 5

12'6 x 8'4 (3.8m x 2.6m)

## Lounge/Bedroom 7

16' (max) x 11'5 (4.9m max x 3.5m)

## Kitchen/Diner

13'8 x 10'8 (4.2m x 3.3m)

## APPLIANCES

- Cookmaster range style oven and hob
- Indesit washing machine
- Indesit tumble dryer

## Bedroom 6

11'9 x 7'5 (3.6m x 2.3m)

## Shower room

9'2 x 4'9 (2.8m x 1.5m)

## Hallway

39' x 8'4 max (11.8m x 2.6m)

## Bedroom 4

9'4 x 9'1 (2.9m x 2.8m)

## WC

3'1 x 2'9 (0.9m x 0.8m)

## Bedroom 3

11'9 x 10'3 (3.6m x 3.1m)

## Bedroom 2

11'9 x 9'9 (3.6m x 3m)

## Bedroom 1

13'5 x 11'7 (4.1m x 3.6m)

## EXTERIOR

To the front of the property is a tarmac driveway providing parking for up to 4 vehicles plus a further fore garden laid to gravel. To the rear is an enclosed garden laid to lawn complete with large wooden garden shed.

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

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

**Perry's ref:** 8 A4

**what3words:** crash.selling.fans

**TRP:** 163

## CONTACT OUR LOCAL MARKET TEAM



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