



La Plaquiere

Cobo Coast Road, Castel GY5 7HB

£1,200,000

LOCAL MARKET

Located on the highly popular Cobo seafront with stunning sea views over Cobo Bay and the island's sunsets.

This detached three-bedroom property offers well-proportioned accommodation and south/west-facing garden which is fully enclosed, sheltered, and low maintenance. To the front, there is ample parking and a further block-built workshop to the side provides excellent storage.

NB: There are pre-application plans to demolish, extend, and subdivide the existing dwelling, and to build an additional dwelling.

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

Key facts



- West coast seafront location
- Stunning sea views
- Parking and gardens
- Pre application plans
- Viewing is highly recommended

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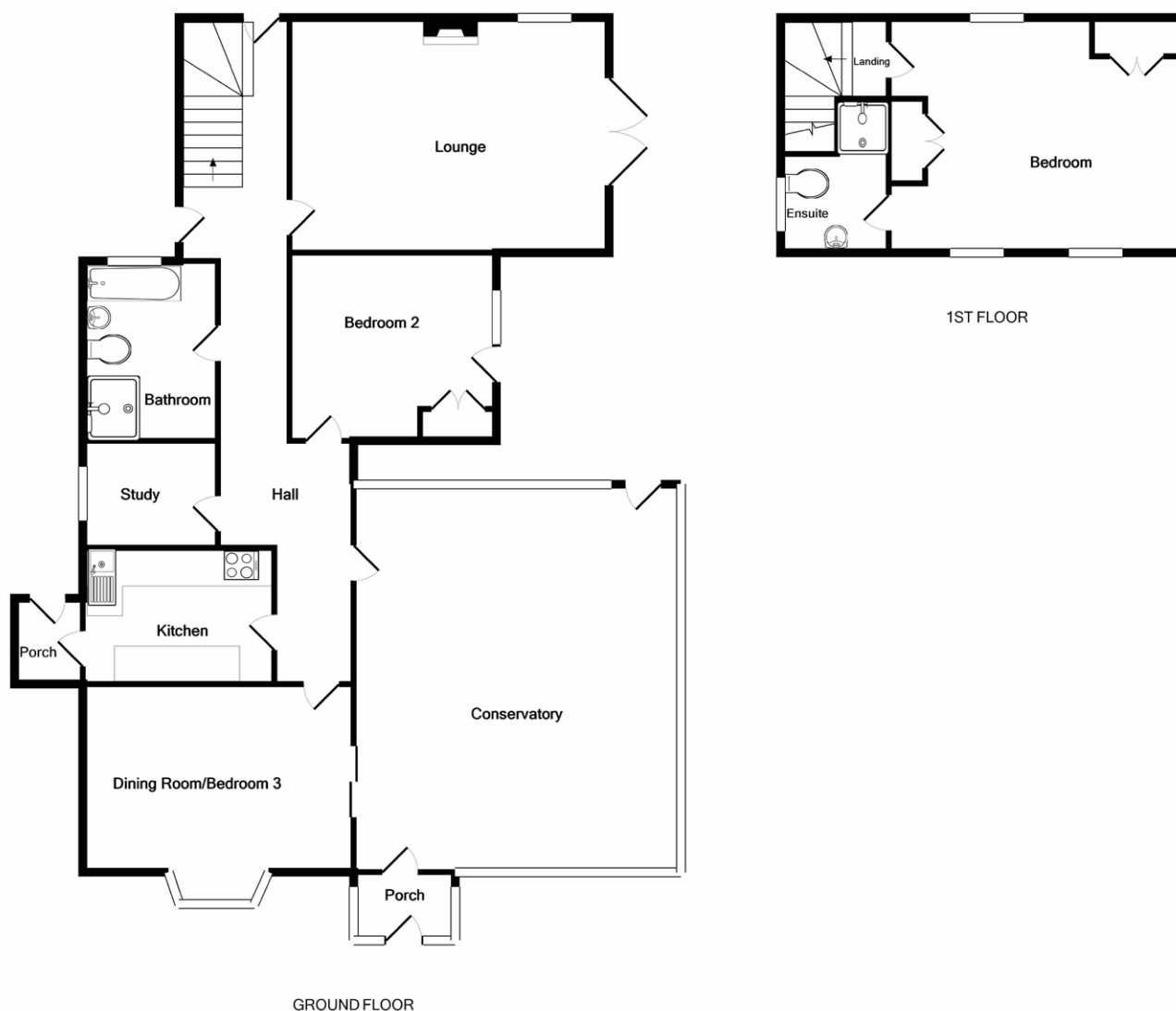


View of the proposed frontage over Cobo Coast Road

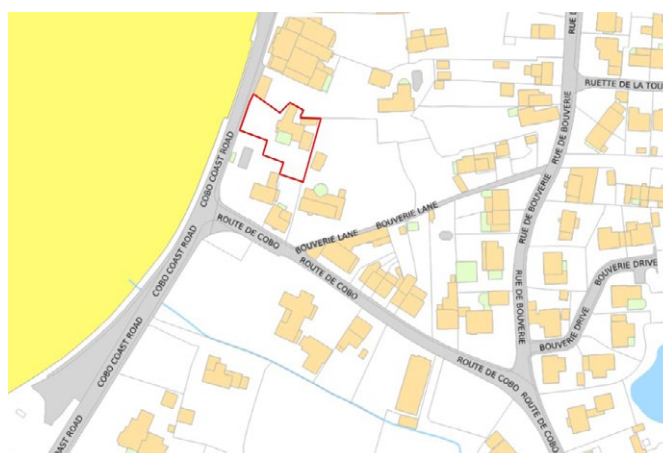


Aerial view of the proposal from the SW

Floorplan



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Porch

5'9 x 3'9 (1.8 x 1.1m)

Conservatory

21'7 x 18'3 (6.6m x 5.6m)

Inner hall

Dining room/Bedroom 3

15' x 10'6 (4.6m x 3.2m)

Kitchen

10'5 x 7'4 (3.2m x 2.2m)

APPLIANCES

- Hotpoint oven and 4 ring hob
- Extractor
- Indesit fridge
- Indesit freezer
- Bosch washing machine

Study

7'8 x 5'6 (2.4m x 1.7m)

Side porch

Lounge

18' x 13' (5.5m x 4m)

Bedroom 2

11'7 x 10'6 (3.6m x 3.2m)

Bathroom

10' x 7'9 (3.1m x 2.4m)

Rear porch

FIRST FLOOR

Bedroom 1

15'9 x 13' (4.8m x 4m)

Ensuite shower room

EXTERIOR

The property is approached off the coast road over a tarmac drive providing ample parking, to one side of the house there is access to the south/west facing garden with areas laid to gravel and lawn enclosed by high walls and hedging providing a good degree of shelter and privacy.

Workshop

APPLIANCES

- Hotpoint dryer
- Bosch fridge

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

Services: Mains electricity, water and drainage, gas heating, uPVC double glazing.

Finding the property: Travelling north along Cobo Coast Road, continue straight through the Route de Cobo filter and La Plaquiere is the second house on the right.

Perry's ref: 8 A4

what3words: boldest.tomorrow.obeyed

TRP: 270

CONTACT OUR LOCAL MARKET TEAM



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