



# La Banquette

Rue de la Banquette, Castel, GY5 7HL

£875,000

LOCAL MARKET

JOINT AGENT

This beautifully presented detached cottage sits in a sought-after west coast location with stunning views over Cobo Bay.

Offering a contemporary modern feel throughout, the property boasts three well-proportioned bedrooms, two of which benefit from en-suites and walk in wardrobes, a family bathroom, well equipped kitchen, living room and sunroom which opens out on to the sunny patio area complete with outdoor kitchen – perfect for al fresco dining and entertaining. The manicured lawns are home to a greenhouse, summerhouse and useful wood store alongside the block-built workshop complete with utility area.

A charming home well worthy of close inspection.

School catchment: Castel Primary School / Les Beaucamps High School

## Key facts



- Fantastic West coast location
- Views out towards Cobo Bay
- Three bedrooms & three bathrooms
- Immaculate garden with fantastic outdoor kitchen
- Well presented throughout
- Close to bus routes and Cobo village amenities

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To arrange a viewing, call us on **236039** or email [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com) | [www.cooperbrouard.com](http://www.cooperbrouard.com) |

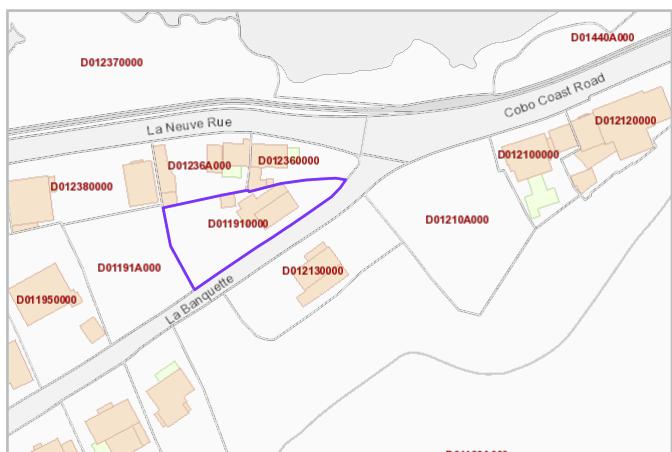
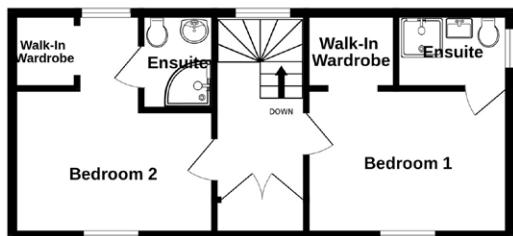


## Floorplan

GROUND FLOOR



1ST FLOOR



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## GROUND FLOOR

### Entrance hall

13'11 x 5'6 (4.3m x 1.7m)

### Living room

12'5 x 12'3 (3.8m x 3.7m)

### Bedroom 3

12'5 x 12'2 (3.8m x 3.7m)

### Kitchen

17'5 x 8'2 (5.3m x 2.5m)

### APPLIANCES

- Rangemaster electric oven
- Hob & extractor
- Samsung American style fridge freezer
- Hotpoint integrated dishwasher

### Bathroom

11'1 x 7'11 (3.4m x 2.4m)

### Lounge/diner

11'9 x 10'2 (3.6m x 3.1m)

### Porch

6'9 x 5'7 (2m x 1.7m)

## FIRST FLOOR

### Landing

11'7 x 5'9 (3.6m x 1.8m)

### Bedroom 1

12'5 x 8'5 (3.8m x 2.6m)

### En-suite

6'9 x 3'11 (2m x 1.2m)

### Walk in wardrobe

5'1 x 4' (1.6m x 1.2m)

### Bedroom 2

12'7 x 12'5 (3.8m x 3.8m)

### En-suite

5'5 x 3'11 (1.7m x 1.2m)

### Walk in wardrobe

4'3 x 3'11 (1.3m x 1.2m)

## EXTERIOR

The property is approached off the road on to a paved parking area with a wooden shed. A wooden gate opens on to the west facing patio which can also be accessed through bi-folding doors from the lounge/diner, there is a hand-made BBQ/outdoor kitchen with inbuilt gas barbecue and sink providing a fantastic outdoor entertaining area. To one side is a block-built workshop (11'1 x 10'2) with space and plumbing for a washing machine and tumble dryer.

Steps lead up from the patio on to the lawned garden where there is a garden greenhouse, summerhouse and useful wood store. An elevated patio sits to the far corner providing a wonderful view over Cobo Bay. There is a further lawned area to the other side of the house which also gives a wonderful direct view of Cobo Bay.

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

**Services:** Mains electricity and water, mains drainage, oil fired central heating, electric underfloor heating in kitchen, lounge/diner, bathroom and porch, uPVC double glazing.

**Perry's ref:** 13 G1

**what3words:** pyramid.lion.grace

**TRP:** 165

## CONTACT OUR LOCAL MARKET TEAM



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