



Northumbria

Fief La Comte, St Saviour, GY7 9QD

£725,000

LOCAL MARKET

SOLE AGENT

Recently renovated throughout by the current owner, Northumbria offers stylish, private and modern accommodation, near to the west coast, in a peaceful and sought after setting in St Saviours.

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. The property offers a bright and airy feel to it, with sliding patio doors on to the garden, on both sides.

Externally, the property benefits from a wrap-around garden and two parking spaces. The ready to move in accommodation is suitable for a family, professional, buy to let or those looking for a bungalow for their retirement. There is scope to extend the property or add additional parking spaces if required, subject to permission and the easy to manage garden offers a blank canvas for any new owner.

This is 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
- Private wrap around garden

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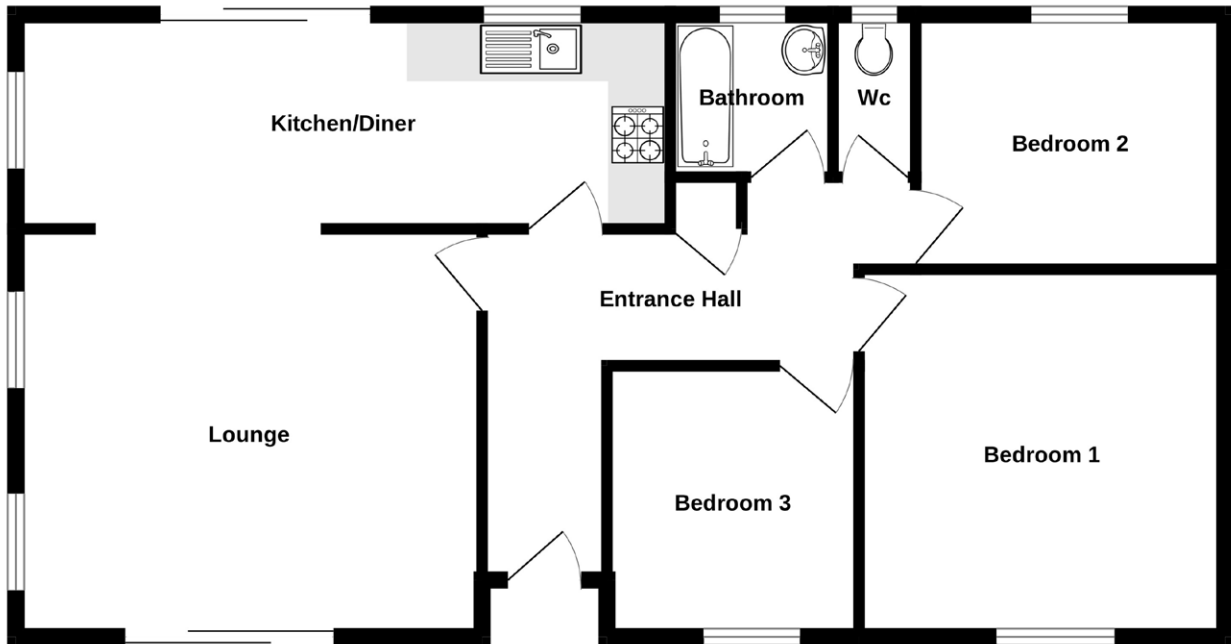
GUERNSEY'S ESTATE AGENT



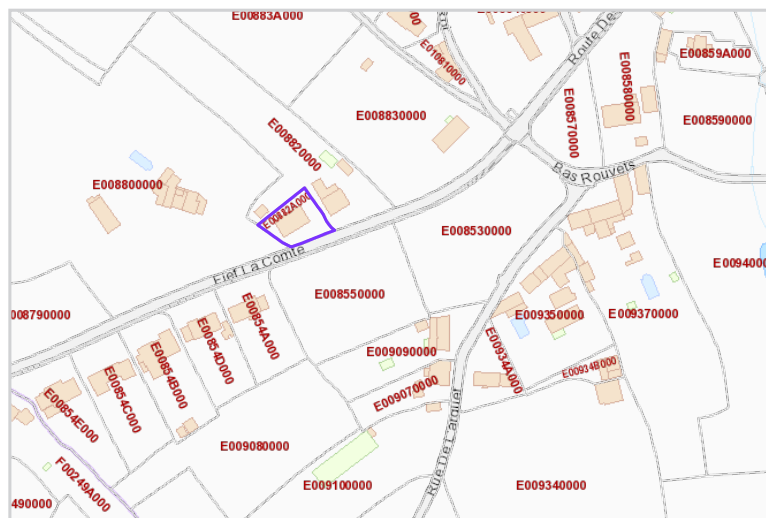




Floorplan



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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.

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