



ST. SAVIOUR
4 BEDROOM HOUSE
ASKING PRICE £725,000 FREEHOLD

DESCRIPTION

FIRST TIME BUYERS ONLY. Four double bedroom house in St Saviour. Located at the ever popular Les Serres development on Longueville Road and constructed in 2006, this family home is set over three floors, benefiting from an open rural outlook and briefly comprises a welcoming entrance hall with a cloakroom, a recently fitted kitchen / breakfast room with sliding glazed doors to the garden, a living / dining room with sliding glazed doors to the garden, the first floor with three double bedrooms and the house bathroom, the top floor with a further double bedroom and en suite shower room. The garden is mainly laid to faux lawn with a patio area and a garden building that is currently utilised for storage. Parking is provided for three cars and plenty of visitor parking is available. Les Serres also has the added attraction of a well equipped and maintained children's play area. Le Rossignol Estates are delighted to be appointed sole selling agents and internal viewing comes highly recommended.

DETAILS

Entrance Hall

Solid wood flooring
Under stairs storage cupboard

Cloakroom

Tiled flooring
W.C. and wash hand basin

Kitchen / Breakfast Room

Tiled flooring
Range of eye and base level units with integrated appliances to include electric oven, combination oven, 4 ring ceramic induction hob, dishwasher, washing machine
Space and plumbing for American style fridge freezer
Sliding glazed doors to garden

Living / Dining Room

Solid wood flooring
Sliding glazed doors to garden

First Floor Landing

Fitted carpet
Airing cupboard

Bedroom

Fitted carpet

Master Bedroom

Fitted carpet
Fitted bedroom furniture

House Bathroom

Tiled flooring
W.C. and wash hand basin
Bath with shower mixer
Heated towel rail

Bedroom

Fitted carpet

Second Floor Landing

Fitted carpet

Bedroom

Fitted carpet
Fitted wardrobes
Fitted eaves storage
Velux window

En Suite

Tiled flooring
W.C. and wash hand basin
Walk in shower
Heated towel rail
Velux window

Garden

Faux lawn with large patio area and garden room currently used for storage
Garden gate access to driveway

Parking

Parking for 3 vehicles

Services

All mains services excluding gas
OFCH
Fully double glazed
£250 a year service charge

Jersey Housing Qualifications

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

Anti-Money Laundering

When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.





GROSS INTERNAL AREA
FLOOR 1: 555 sq ft, FLOOR 2: 470 sq ft
FLOOR 3: 217 sq ft, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 99 sq ft
TOTAL: 1242 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.



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