



**ST. SAVIOUR**  
3 BEDROOM HOUSE  
ASKING PRICE £495,000

## DESCRIPTION

Three bedroom house in St Saviour. Located close to Havre des Pas, this property briefly comprises a welcoming entrance porch with a laundry area, kitchen, dining room and a living room with a wood burner and the first floor providing the house bathroom, two double bedrooms and a single bedroom. Externally is a safe, south facing, sunny and enclosed low maintenance patio garden. Le Rossignol Estates are delighted to be appointed sole selling agents and internal viewing comes recommended.

## DETAILS

### Entrance Porch

Tiled flooring

### Entrance Hall

Antico flooring

### Living / Dining Room

Bamboo wood flooring  
Wood burner

### Kitchen

Tiled flooring  
Range of eye and base level units with integrated appliances to include 4 ring ceramic hob, extractor fan, electric oven  
Space for fridge freezer  
Space and plumbing for dishwasher  
Space and plumbing for washing machine  
Storage cupboard

### Conservatory

Tiled flooring

### Stairs To First Floor

Fitted carpet  
Access to loft

### House Bathroom

Fully tiled  
W.C.  
Wash hand basin  
Shower

### Bedroom

Oak flooring

### Bedroom

Oak flooring

### Bedroom

Single bedroom

Fitted carpet

Built in wardrobes

### Garden

Sunny south facing patio garden

### Services

All mains services excluding gas  
Wet central heating heated by the back boiler

### Jersey Housing Qualifications

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

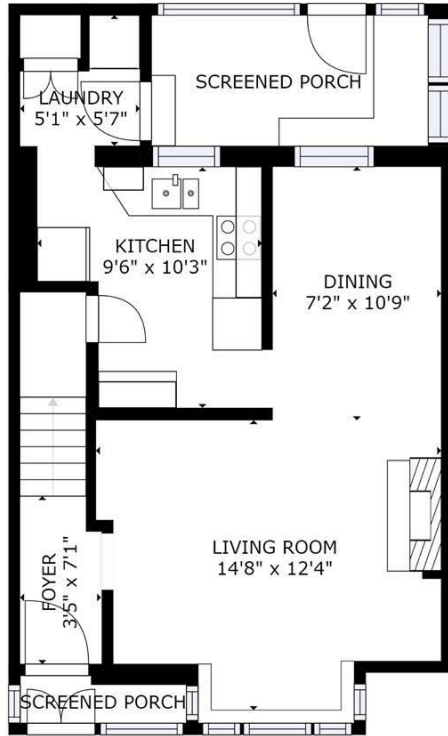
### Anti-Money Laundering

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.

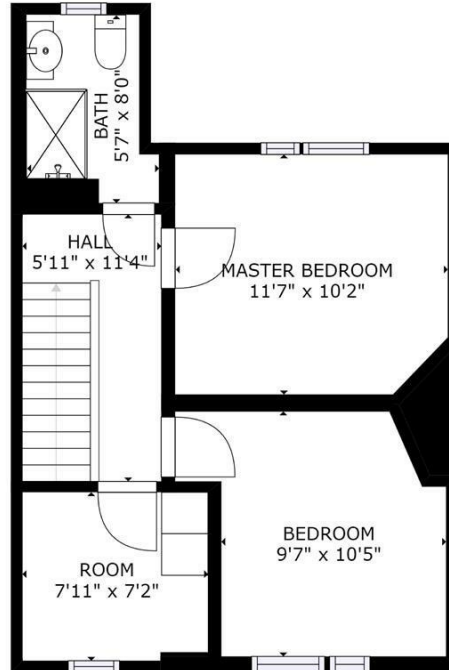


*Where personal service flies high*





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 426 sq. ft, FLOOR 2: 403 sq. ft  
EXCLUDED AREAS: , PORCH: 80 sq. ft  
TOTAL: 830 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Le Rossignol Estates**  
The Nightingales  
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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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