

Maxwell

Estate Agents

www.maxwellestateagents.com

Tel: 01481 248123

REF: LR1068

Rental Price: £2,450 P.C.M.

A Detached 2 **BEDROOM BUNGALOW**, situated in a desirable location in **ST PIERRE DU BOIS**, benefitting from **AMPLE PARKING** and **REAR GARDEN**.

TERM LEASE UP TO 12 MONTHS NO PETS, NO SMOKERS.

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Living Room



Kitchen / Diner

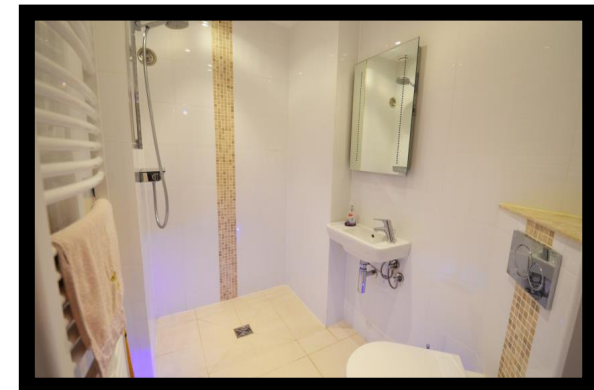
Please note

All of our rental lettings are subject to you producing references to the highest standard. A deposit amounting to £2,450 is payable immediately to secure the property whilst references are being collated by you.

UNFURNISHED. UP TO 12 MONTHS LEASE, REFERENCES REQUIRED. PROFESSIONAL PERSONS. NO PETS / NO SMOKERS. DEPOSIT REQUIRED. AVAILABLE IMMEDIATELY SUBJECT TO SATISFACTORY REFERENCES.



Master Bedroom



Family Shower Room



Kitchen / Diner

6.53m (21'4") x 3.15m (10'3")

- Multiple storage cupboards.
- Heatproof dining table and chairs.
- Two Upvc windows overlooking the side aspect.
- Wall mounted radiator.
- Wall mounted hot water panel.
- Tiled flooring.

- Upvc door to Storage cupboard, ideal housing for a tumble dryer or a chest freezer. Wall mounted cupboards.

Upvc glazed front door into:-

Kitchen / Diner

6.53m (21'4") x 3.15m (10'3")

- A contemporary styled floor and wall units in white with granite effect worktops incorporating a 1½ bowl sink and drainer unit.
- The appliances include; Hotpoint oven and grill, Electric hob with extractor fan over, Hotpoint fridge / freezer.



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Kitchen / Diner



Inner Hallway

4.96m (16'2") x 2.59m (8'5") MAX

- Mirror fronted storage cupboard.
- Feature chair and phone point.
- Loft access hatch.
- Underfloor heating controls.
- Fully fitted carpet.

Doors to:-



Study

1.60m (5'2") x 2.73m (8'9")

- Wall mounted radiator.
- Upvc glazed window to the front aspect.
- Tiled flooring.



Bedroom 2

4.13m (13'5") x 3.14m (10'3")

- Wall mounted radiator.
- Upvc window to the side aspect.
- Upvc double doors to the front exterior.
- Fully fitted carpet.

Family Shower Room

1.44m (4'7") x 2.10m (6'9")

- Contemporary styled 3 piece suite in white comprising a shower area, a wall mounted hand basin and a W.C.
- Ladder style heated towel rail.
- Wall mounted mirror with a sensor operated light and a switch operated demister panel.
- Blue under lighting.
- Extractor fan.
- Tiled flooring with underfloor heating.



Master Bedroom

3.83m (12'6") x 3.10m (10'2")

- Built-in mirror fronted double wardrobe.
- Wall mounted radiator.
- Wall mounted reading lights.
- Upvc windows to the side and rear aspects.
- Fully fitted carpet.

Door to:-



En-Suite Bathroom

2.78m (19'1") x 2.04m (6'7")

- Contemporary styled 3 piece suite in white comprising a bath with shower attachment, a wall mounted hand basin and a W.C.
- Ladder style heated towel rail.
- Wall mounted mirror with a sensor operated light, a toothbrush charging socket and a switch operated demister panel.
- Under lighting.
- Upvc window to the side aspect.
- Tiled flooring with underfloor heating.



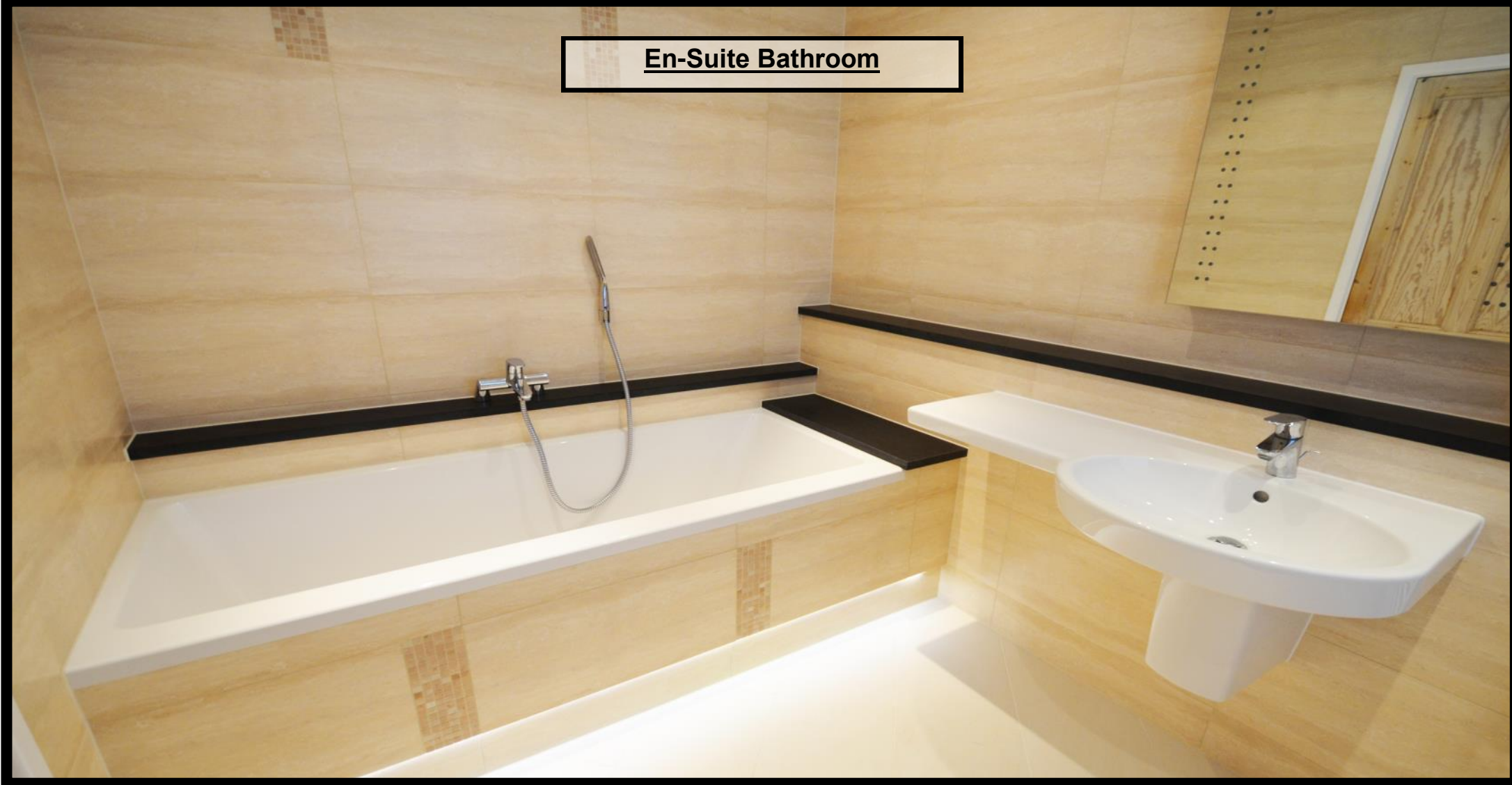
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En-Suite Bathroom





Living Room

4.38m (14'4") x 4.23m (13'9")

- Feature wood burner with a granite surround and hearth.
- Two wall mounted radiators.
- Large wall mounted mirror.
- Upvc window to the side aspect.
- Fully fitted carpet.

Door and step down to:-

Conservatory

2.88m (9'4") x 2.56m (8'4")

- Two wall mounted metal shelves.
- Wall mounted radiator.
- Upvc windows and door to the Rear Garden.
- Tiled flooring.



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Living Room



Side Exterior



- Laid to lawn and patio.
- Electric box.
- Satellite dish.
- A stream runs down the side of the property.

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Stream

Rear Garden



- Bounded by low granite walls and hedging.
- Laid to lawn and patio
- Mature trees and shrubs.

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no longer guarantee as to their operability or efficiency can be given.

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ADDITIONAL INFORMATION

TRP: TBA
PERRY'S REF: 20 D4

SERVICES

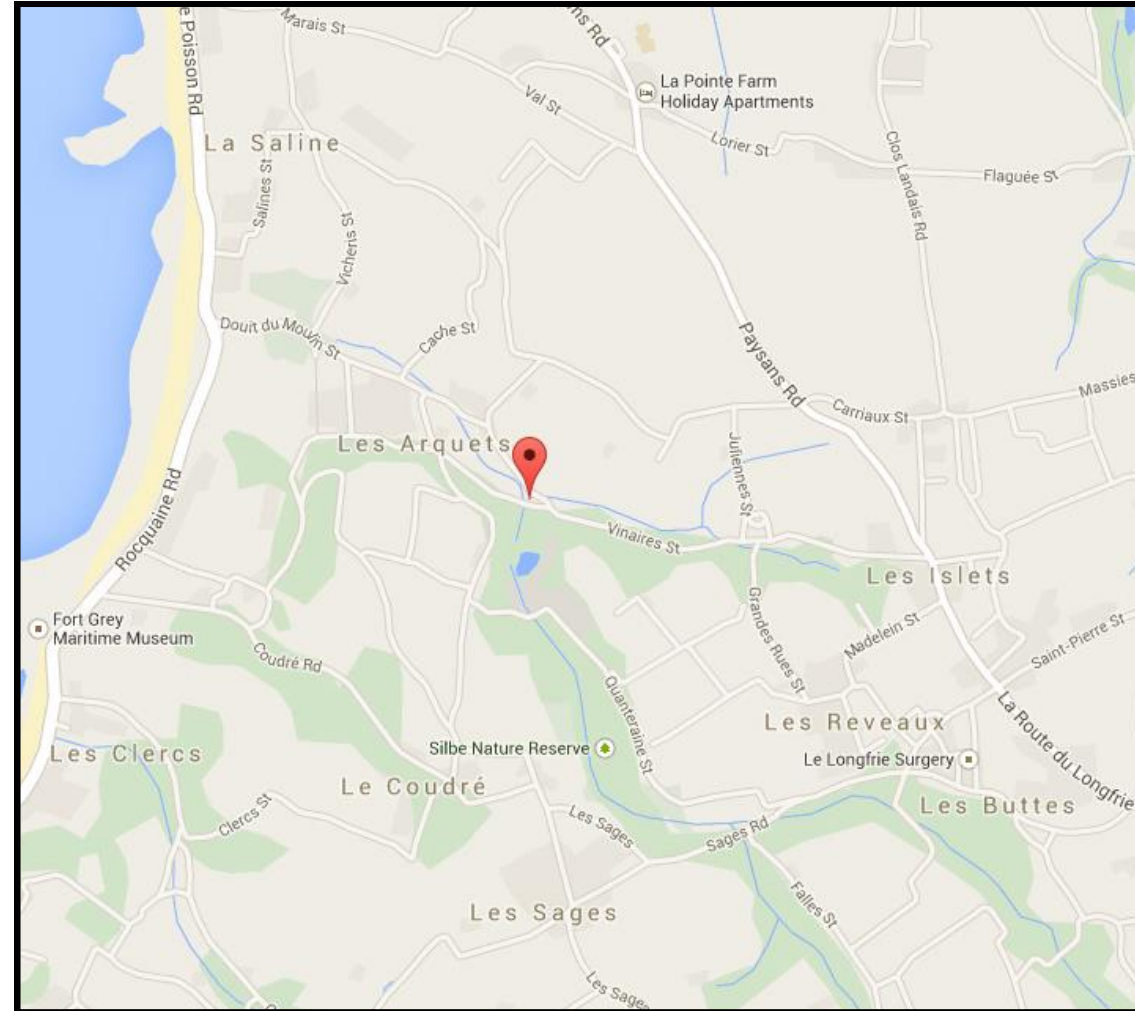
CESSPIT MAINS ELECTRIC MAINS WATER
OIL FIRED CENTRAL HEATING

VIEWINGS

STRICTLY BY APPOINTMENT WITH
MAXWELL ESTATE AGENTS LIMITED (GUERNSEY)

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Creative, straight forward and professional	High quality HD Panoramic Video's
Good old fashioned customer service	Regular Effective Marketing
Confident, trustworthy, with Free Valuations	Personal service on a one to one basis
Full colour property brochures	With you every step of the way



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