

Stylish modern home with South facing garden situated near the west coast.

2 Cobo Sands, Route de Carteret, Castel, GY5 7UX



3



2



1

Guide Price £845,000



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About this property

This attractive newly built home is positioned in the heart of Cobo village, just moments from the beach and a wide range of local amenities. Finished to an excellent standard throughout, the property combines contemporary design with practical, low-maintenance living.

The ground floor opens into a welcoming entrance hall, leading to a third bedroom, a modern shower room and a well-proportioned open-plan kitchen, dining and sitting room. This sociable space is flooded with natural light and opens directly onto a private, enclosed south-facing garden, ideal for relaxed outdoor dining and entertaining.

On the first floor are two comfortable double bedrooms, both benefitting from built-in wardrobes, along with a stylish family bathroom. Underfloor heating runs throughout the property, and the kitchen and bathrooms are fully fitted with high-quality fixtures and finishes. To the front of the property there is parking for two vehicles, together with an electric vehicle charging point. This is a superb opportunity to acquire a turnkey home in one of the island's most popular coastal locations, within easy reach of cafés, restaurants and scenic walks.



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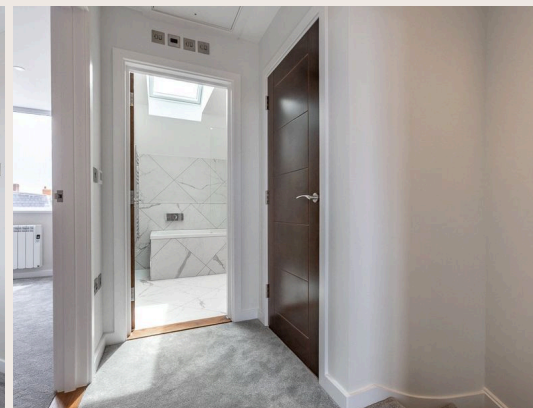


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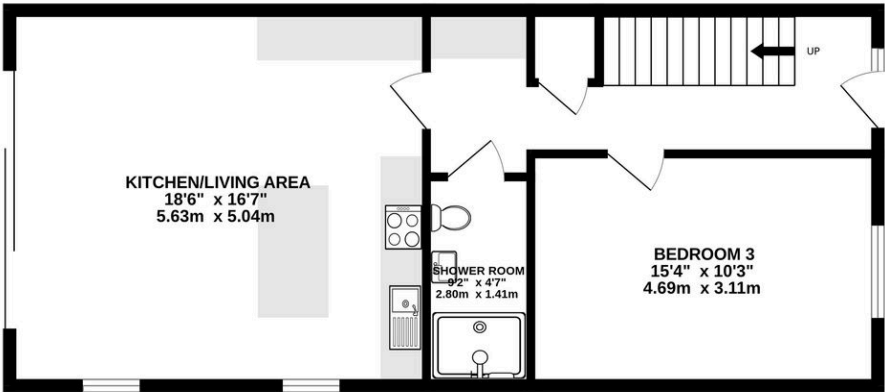


Plans

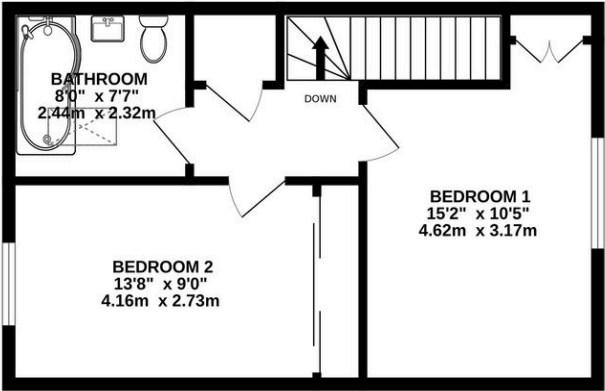
Approx. gross internal floor area

TBC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guarantee as to their operability or efficiency can be given.
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Key Information

Tenure

Freehold

Services & Additional Information

Mains water, electricity and drainage. Electric underfloor in reception and bathrooms and electric radiators in bedrooms. Highly insulated cavity blockwork construction. Aluminium and UPVC double glazing.

Please note any total floor areas referred to within Savills Guernsey's details are provided by the States of Guernsey and are approximate only.



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Enquire



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