

SOLE
AGENT

Fir Tree Cottage

Mont Morin | St Sampson | Guernsey | GY24JB

This semi-detached home is conveniently located near Delancey Park and the amenities at The Bridge are within walking distance. Accommodation comprises lounge, kitchen/diner, conservatory, two bedrooms, study, utility room and bathroom. To the rear of the property is a low maintenance garden laid to patio outside the conservatory with steps leading to a lawned garden. There is parking for one car in the shared parking alley and on-street parking in the area. Regret no smokers, sharers or pets. Suitable for one child. Available immediately.

£2,500 pcm

2 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields
& Rutland

PHOTOS



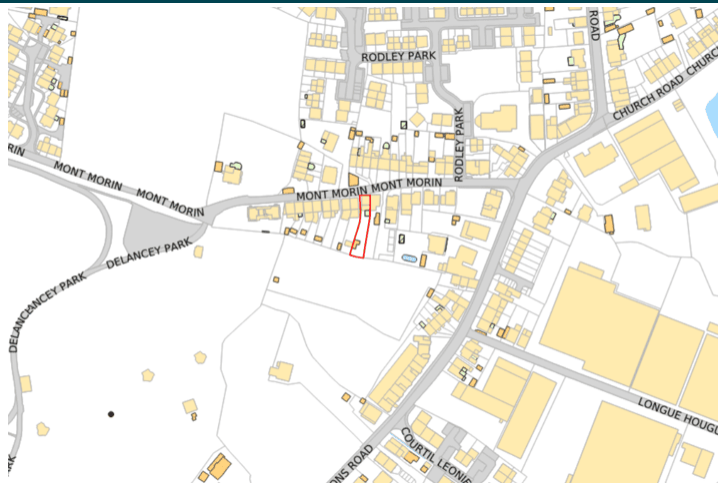
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

7.03m x 1.76m (23' 1" x 5' 9")

Lounge

3.86m x 3.63m (12' 8" x 11' 11")

Kitchen/Diner

5.48m x 3.25m (18' 0" x 10' 8")

Utility Room

3.81m x 1.18m (12' 6" x 3' 10")

Conservatory

4.17m x 3.16m (13' 8" x 10' 4")

Bathroom

3.93m x 2.13m (12' 11" x 7' 0")

First Floor Landing

3.61m x 1.64m (11' 10" x 5' 5")

Bedroom 1

3.76m x 3.60m (12' 4" x 11' 10")

Bedroom 2

3.82m x 3.37m (12' 6" x 11' 1")

Study

1.92m x 1.73m (6' 4" x 5' 8")

Garden

To the rear of the property is a low maintenance garden laid to patio outside the conservatory with steps leading to a lawned garden.

PRICE INCLUDES

Curtains/blinds, carpets/flooring and light fittings

SPECIAL FEATURES

- Low maintenance garden
- Convenient location
- Light and spacious accommodation
- Good storage

SERVICES

Mains water, electricity and drainage. Oil central heating.

APPLIANCES INCLUDED

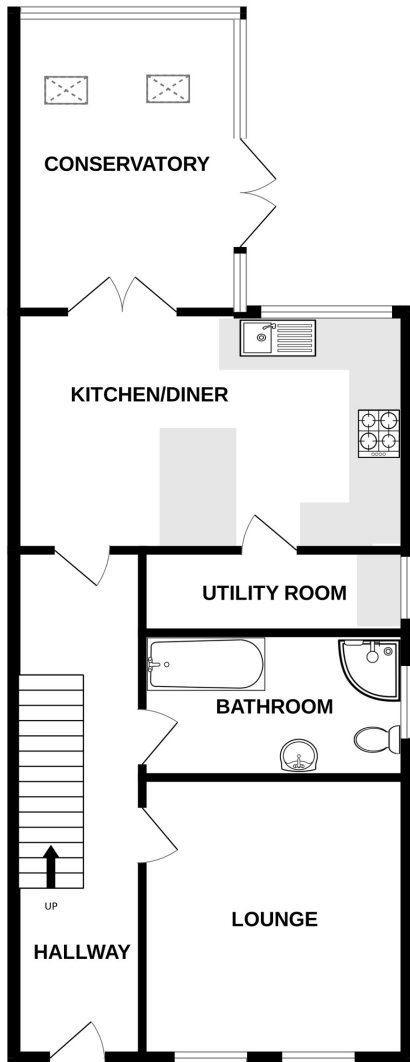
- Neff double oven
- Sharp microwave
- Neff dishwasher
- Neff extractor fan
- Stoves gas hob
- Hotpoint tumble dryer
- Miele washing machine

SCHOOL CATCHMENT

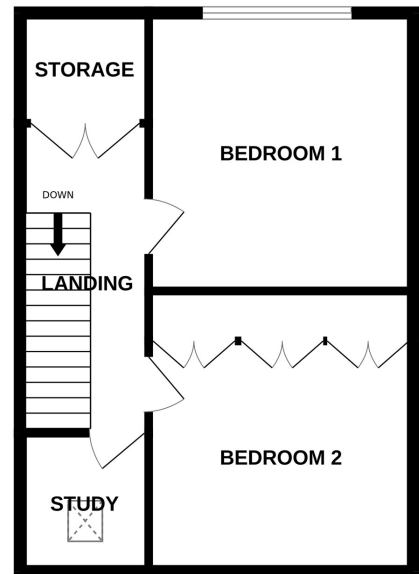
Vale Primary School and St Sampson High School

FLOORPLAN

GROUND FLOOR



1ST FLOOR



FIR TREE COTTAGE

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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OPENING DOORS SINCE 1993