




Bumble Cottage

£725,000







Route du Coudre, St. Pierre du Bois, GY7 9HX | Local Market | TRP 180

 x 3  x 2  x 2



Property Overview

A charming, semi-detached Guernsey cottage with three bedrooms, parking for two cars and garden with picturesque west coast sea views.

-  3 bedroom, semi-detached cottage
-  West-coast location with sea views from the garden
-  Located just a stone's throw from Rocquaine Bay
-  Situated just off the main coast road and bus route.
-  Rear garden with stunning sea views
-  Allocated parking for one/two cars





About Bumble Cottage

Bumble Cottage is a delightful semi-detached Cottage located just a stone's throw from Rocquaine Bay and Fort Grey. With wonderful sea views from the garden, it's ideally situated off the main coast road but well positioned for easy access to both the beach and bus stops. Well presented throughout accommodation comprises: Entrance porch, sitting/dining room with working fire place along with the kitchen on the ground floor. The first floor offers a master bedroom with en-suite shower room, a further double bedroom and family bathroom. The second floor offers a large double bedroom. Externally the property offers a tiered South facing garden with spectacular sea views along with access onto a pathway and allocated parking for one/two vehicles. Viewing is recommended to fully appreciate this property.

Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Ground Floor

Porch: 1.70m x 0.94 (5'6 x 3'10)

Kitchen: 4.84m x 2.56m (15'9 x 8'4)

Sitting/Dining Room: 5.82m x 5.48m (19'10 x 18')

First Floor

Landing: 4.54m x 1.61m (14'9 x 5'3)

Bedroom 1: 4.51m x 3.47m (14'8 x 11'4)

Bedroom 1 (En-Suite Shower Room): 2.46m x 2.10m (8'1 x 6'9)

Bedroom 3: 3.20m x 2.83m (10'5 x 9'3)

Bathroom: 2.83m x 1.76m (9'3 x 5'8)

Second Floor

Bedroom 2: 5.66m x 4.51m (18'6 x 14'8)

Appliances

Britania oven with gas hob

Neff extractor

Neff microwave

Integrated fridge/freezer

Neff dishwasher

Neff washing machine

Bosch tumble dryer

Services

Mains water & electricity

Heating

Bottle gas central heating

Drainage

Cesspit

What3words

///acrobat.puppet.retouch

Viewing and possession

By appointment and arrangement through Sheppards Estate Agents and VB Property Consultants Limited only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch and 3D plans are for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, SEA Limited trading as Sheppards Estate Agents. Intending purchasers 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 condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.