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## 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.



- Located just a stone's throw from Rocquaine Bay
  - Rear garden with stunning sea views

 West-coast location with sea views from the garden

- Situated just off the main coast road and bus route.
- Allocated parking for one/two cars

# **Sheppards**

#### Bumble Cottage

To view call **01481 239640** 







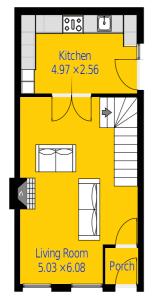


Bumble Cottage To view call 01481 239640

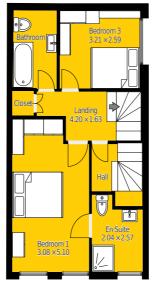
## About Bumble Cottage

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.

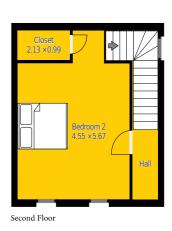
## Floor Plan



Ground Floor



First Floor



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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

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