

alpha estates

**Le Bienfait, St. Martins
£675,000 Sole Agent**



- Three Large Double Bedrooms
- Large Living Room
- Enclosed Front Garden
- Solid Wood Flooring Throughout
- Oil Fired Central Heating
- Enclosed Rear Garden
- Parking For Three to Four Vehicles
- TRP 164
- Perry's 25 E4
- LM0833

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Le Bienfait



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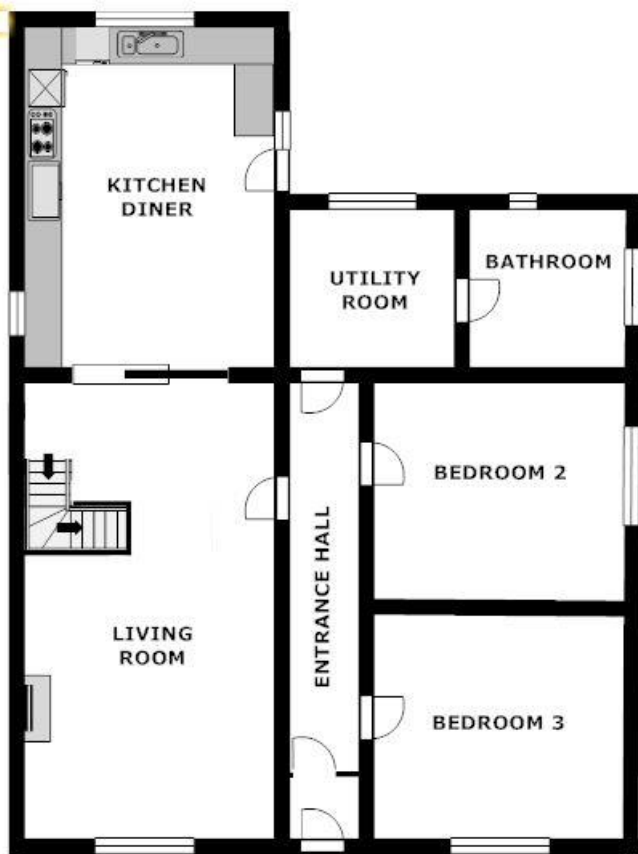
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Above: Ground Floor
Below: 1st floor



Entrance Porch: 4' x 3'1" Fitted shelving. Door to...

Entrance Hall: 3'9" x 21'1" All doors leading to...

Bedroom 3: 11'10" x 11'9" One window with views to the front

Bedroom 2: One window with views to the side.

Utility Room: 8'4" x 7'11" Fitted utility units and requisite appliances. Window with views to the rear and door to...

Bathroom: 8'1" x 8'1" Three piece bathroom suite. Fitted cupboard housing hot water cylinder and mains pressure system. Window with views to the side.

Lounge: 24'5" x 11'7" Feature fireplace housing multi fuel stove. One window with views to the front. Stairs as access

to the 1st floor and sliding doors to...

Kitchen: 19' x 10'2" Fully fitted kitchen with requisite appliances. Three windows with views to the sides and rear. Door as access to the rear.

Master Bedroom: 17' x 15'6" (max) Window with views to the rear and door to...

En-Suite: 5'4" x 3' + 3'4" x 7'5" (max) Fitted shower room suite. Velux with views to the side

Outside: Accessed from the Vara Road, the front is laid to tarmac and has parking for three

to four vehicles. Access to the rear is available down either side. The rear of the garden is set to two main areas. The first being a raised terrace which houses a domestic greenhouse and shed. The second is laid to lawn.

Services: Mains electric, water, drainage and oil fired central heating.

TRP: TRP 164

Viewing: Strictly through ourselves, Alpha Estates, the vendors agents.

Possession: By arrangement.

Included in sale: Carpet, curtains and light fittings and appliances as listed

Perry's Guide: 25 E4

Please note whilst every care is taken in preparing these details, we cannot guarantee their accuracy nor do they form a contract or part thereof.