BROADLANDS









La Caumine Le Mont Gras D'Eau, St Brelade JE3 8ED

£875,000 R413 Freehold

YOUR CONTACT IS ROGER TROWER 07797711194

- CREATE THE HOME OF YOUR DREAMS
- DETACHED BUNGALOW (APPROXIMATELY 2500SQFT)
- SUBSTANTIAL MATURE GARDENS
- SITUATED IN AN EXTREMELY POPULAR RESIDENTIAL LOCATION & OFFERING THE SCOPE TO REBUILD THE PROPERTY
- CLOSE TO SHOPS, SCHOOL AND THE BEACH - THE POSITION IS PERFECT
- AVAILABLE FOR THE FIRST TIME FOR MANY YEARS

CREATE THE HOME OF YOUR DREAMS! If you have always wanted to build your own house in a fantastic location, with a garden that is mature, quiet and private - Look no further. On the market for the first time for many years this detached bungalow is of original "frame form" construction, that unfortunately does not meet any modern day building requirements and needs to be demolished. The good news is the location is exceptionally good and there is space to build one or more units if you wish, subject to planning approval.

Entrance Hall
4'9" x 3'6" (1.45m x 1.07m)

Inner Hall
9'6" x 4'6" (2.90m x 1.37m)

Lounge
16'6" x 13' (5.03m x 3.96m)
Fireplace, assumed to be functional. Door to;



Dining Room
13'3" x 13' (4.04m x 3.96m)
Fireplace, assumed to be functional. Hatch to kitchen.

Lobby
Lobby with Door to Garden

Kitchen
10'9" x 9'3" (3.28m x 2.82m)
Range of basic units with freestanding appliances. Pantry.

Rear Hall

Utility Room

Boiler Room
Door to outside.

Separate W.C.
With overhead cistern.

Shower Room
9' x 7' (2.74m x 2.13m)
Cubicle and wash hand basin.

Bedroom 2
15'6" x 11'3" (4.72m x 3.43m)
Door to outside. Kitchenette with units.



House Bathroom
6'6" x 5'3" (1.98m x 1.60m)
With 2 piece suite.

Separate W.C.
6'3" x 2'9" (1.91m x 0.84m)
Low level W.C.

Bedroom 3
11'9" x 10' (3.58m x 3.05m)
Hatch to cellar.



Bedroom 1
16'9" x 11'9" (5.11m x 3.58m)
Feature fireplace.

Outside
Detached single garage (approx 20' x 12'3"). Large mature garden. Ample parking.



Services
All mains oil fired central heating.



Directions

JT Map 13, L18.

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