

2, THE OAKS



3

BEDROOMS

2

BATHROOMS

845

SQ FT

3.6%

YIELD

£735,000 ST. SAVIOUR

Situated on a small development, this immaculately presented home is ideally located within a short stroll of the local shops, The Five Oaks Pub/Restaurant, on a main bus route and a short drive from major schools. Configured over two levels, the ground floor accommodation comprises an entrance hall, cloakroom, fully fitted kitchen and sitting/dining room with access to the garden. There are three bedrooms on the first floor (primary with en-suite bathroom), a house bathroom and a West-facing balcony accessed via the third bedroom. Accessed from the first-floor landing, an easily accessible loft provides fantastic storage. Externally, there's a secure lawn/paved garden with gated access and two designated parking spaces along with visitor parking. To arrange a viewing please call us on 01534 717100 or email jersey@livingroomproperty.com



LIVINGROOM

The Channel Island Estate Agent

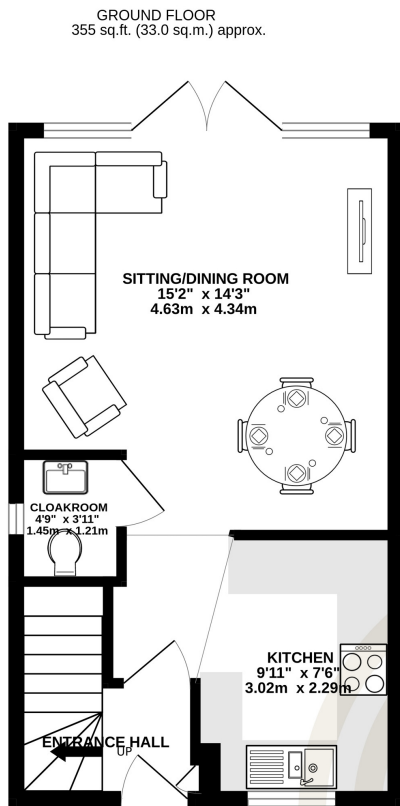




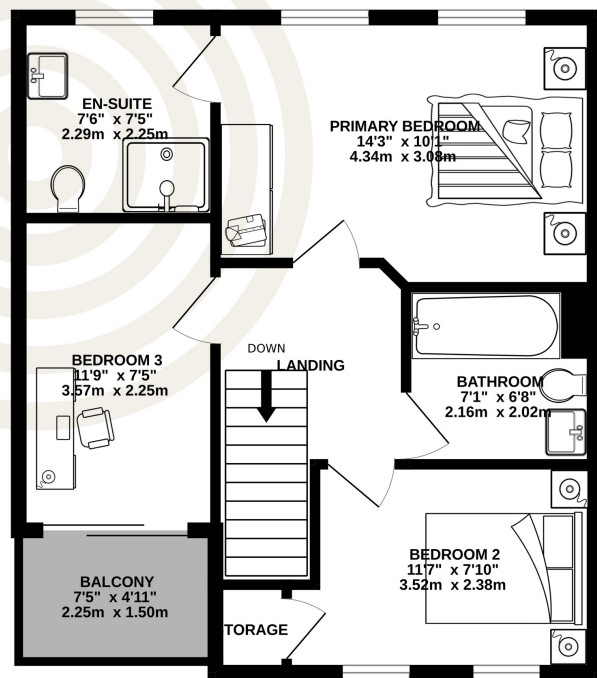








1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

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.

GROUND FLOOR

Entrance Hall	6'9 x 8'2
Kitchen	7'6 x 9'11
Sitting/Dining	14'3 x 15'2
Cloakroom	3'11 x 4'9

FIRST FLOOR

Landing	7'2 x 12'1
Primary Bedroom	14'3 x 10'1
En-suite	7'5 x 7'6
Bedroom Two	11'7 x 7'10
Bathroom	7'1 x 6'8
Bedroom Three	7'5 x 11'9
Balcony	7'5 x 4'11

KEY FACTS

Ideally located for amenities in Five Oaks, schools and on a good bus route
 Immaculately presented
 Secure paved/lawned garden
 West-facing balcony
 Two designated parking spaces

Visitor parking

SERVICES

Mains water
 Mains drainage

HEATING

Electric under floor heating on ground floor
 Radiators on first floor level

APPLIANCES

Indesit oven, hob and extractor
 Indesit fridge/freezer
 Indesit slimline dishwasher
 Slimline wine fridge
 Hotpoint washer/dryer

TENURE

Freehold

SERVICE CHARGES

Communal garden costs circa £100 per annum

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Grands Vaux
 Grainville

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£735,000



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