

DEVONSHIRE COTTAGE

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,268

SQ FT

0.6

ACRES

£850,000 GROUVILLE

Discreetly tucked away behind wooden gates, this tasteful cottage is perfectly located on the edge of The Royal Jersey Golf Course. The internal accommodation is configured over two floors and provides a sun room, sitting room with a wood burning stove, fitted kitchen/dining room and separate utility. There are three bedrooms on the first floor (two rooms with a range of fitted wardrobes), principal bedroom with views across the golf course and Gorey Castle, en-suite and house bathroom. Externally, there's a small garden lawn and two further Mediterranean style courtyard garden seating areas along with parking. Beach walks, local amenities and a main bus route surround this wonderful property. To arrange a viewing please call us on 01534 717100 or email jersey@livingroomproperty.com.



LIVINGROOM

The Channel Island Estate Agent



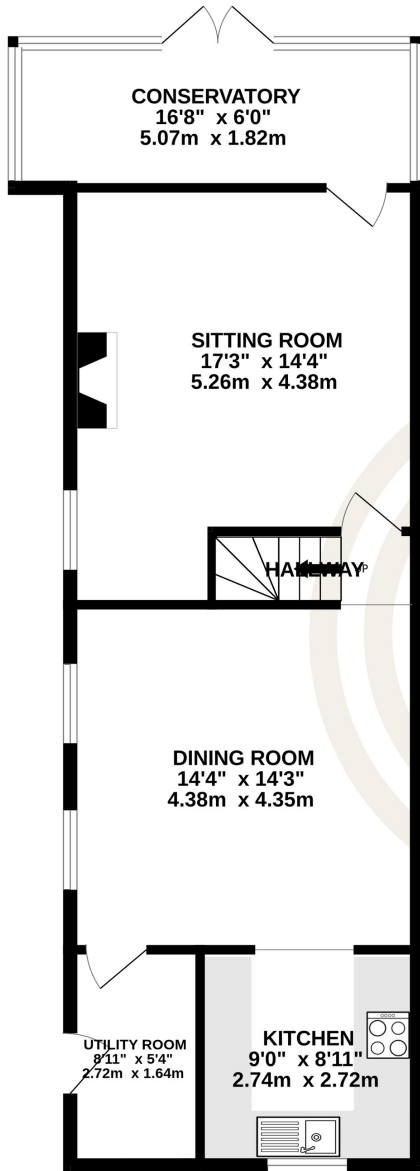




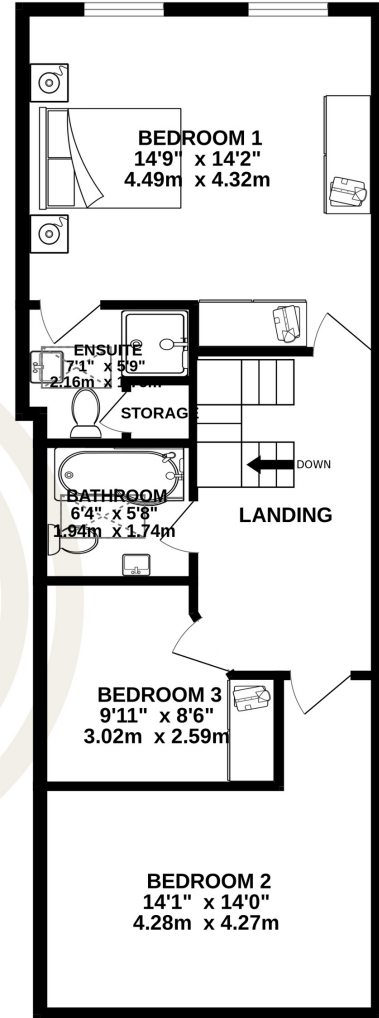




GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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.
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GROUND FLOOR

Front sunroom	16' x 6'2
Sitting Room	17' x 9'8
Dining Room	14'10 x 14'10
Kitchen	8'9 x 9'5
Utility Room	8'5 x 4'6

FIRST FLOOR

Landing	13'5 x 7'5
Primary Bedroom	14'8 x 14'4
En-suite	7'5 x 5'6
Bedroom Two	14'11 x 13'8
Bedroom Three/Study	8'5 x 7'2
Bathroom	5'9 x 5'6

KEY FACTS

Perfectly located for beach walks, the golf course and on a main bus route
Gated access

Fitted kitchen/dining room and separate utility room

Sitting room with wood burning stove and sun room

Views over golf course and castle from the primary bedroom

Small lawn area and Mediterranean style courtyard

Driveway parking

SERVICES

Mains water and drainage

HEATING

Gas central heating

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Grouville
Le Rocquier

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.

£850,000



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