

# 21, MEADOW PARK

SOLE AGENT



**3**

BEDROOMS

**2**

BATHROOMS

**1,127**

SQ FT

**4.3%**

YIELD

**£690,000 ST. SAVIOUR**

Livingroom is delighted to market this three-bedroom, semi-detached family home conveniently situated in Rue des Pres, with all amenities close by and only a short drive to the town centre. Presented in walk in condition, on the ground floor the property offers a welcoming entrance hall, a downstairs bathroom, leading onto a bright and airy sitting room which flows onto the dining/kitchen area. There is also the added bonus of a separate pantry/utility room. The first floor provides three double bedrooms, two with built in wardrobes and a large house bathroom. Externally, the property offers a secure lawned back garden, perfect for entertaining! To the front of the property you will find parking for three vehicles and a single garage. For more information or to arrange a viewing please call us on 01534 717100 or alternatively, email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com) to avoid disappointment.



**LIVINGROOM**

The Channel Island Estate Agent



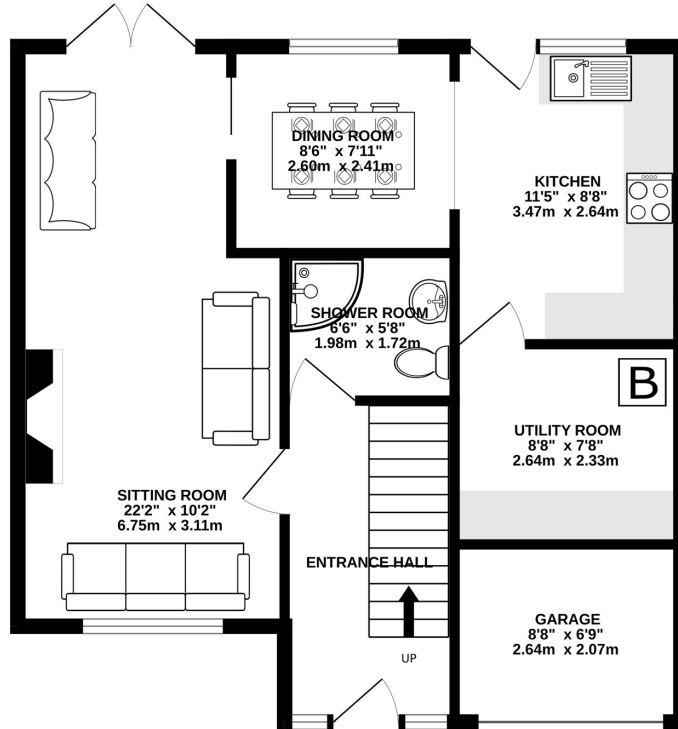




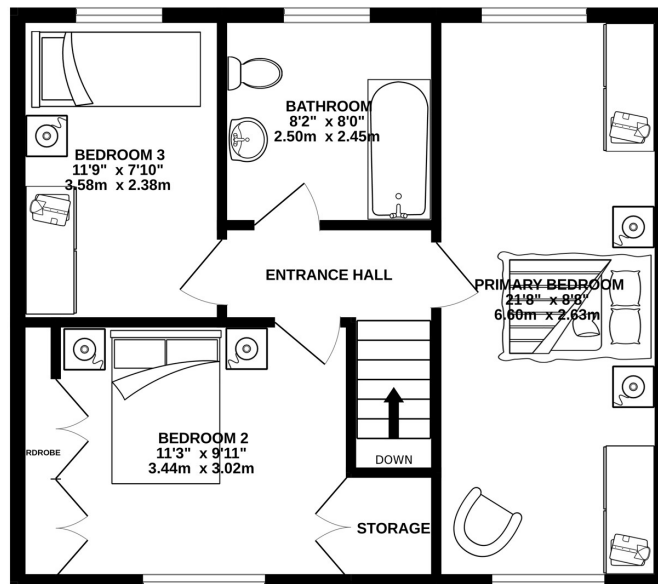




GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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.

**KEY FACTS**

Three bedrooms, two bathrooms  
Close to all amenities  
Perfect family home  
Walk in condition  
Secure lawned garden  
Three parking plus garage

**SERVICES**

Mains water  
Mains drains

**HEATING**

Electric heating

**POTENTIAL RENTAL INCOME**

£2500 pcm

**PARKING**

Three parking plus a garage

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Plat Douet  
Le Rocquier

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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.

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**£690,000**



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