



6A Devon Avenue, Green Road, St. Clement
£745,000

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6A Devon Avenue, Green Road

St. Clement, Jersey

- Spacious 3 bed home
- Quiet convenient location
- Close to beach
- 3 reception rooms
- Safe south facing garden
- Scope to extend
- Walk to work
- Share transfer
- Please contact Nigel on 07797718233 or nigel@broadlandsjersey.com



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St. Clement, Jersey

The property briefly comprises of 3 bedrooms, 3 reception rooms, modern kitchen and a large recently landscaped south facing garden ideal for a spot of Al-fresco dining! There is parking for 3 cars to the front. St Clement's Bay, a golf course and Howard Davis Park are all in walking distance and a frequent bus route is moments away taking you to Gorey and its choice of fine restaurants, or alternatively to the heart of St. Helier. Unusually the property is available to purchase by share transfer so could also be an ideal investment. Call Nigel Hurst on 07797718233.



**Living**

Good size lounge with functional fireplace leading in to a separate conservatory. Separate dining room. Kitchen with range of high and low level units and fitted appliances

Sleeping

Three double bedrooms and a house bathroom. Third bedroom currently used as a study.

Outside

Recently landscaped south facing garden.

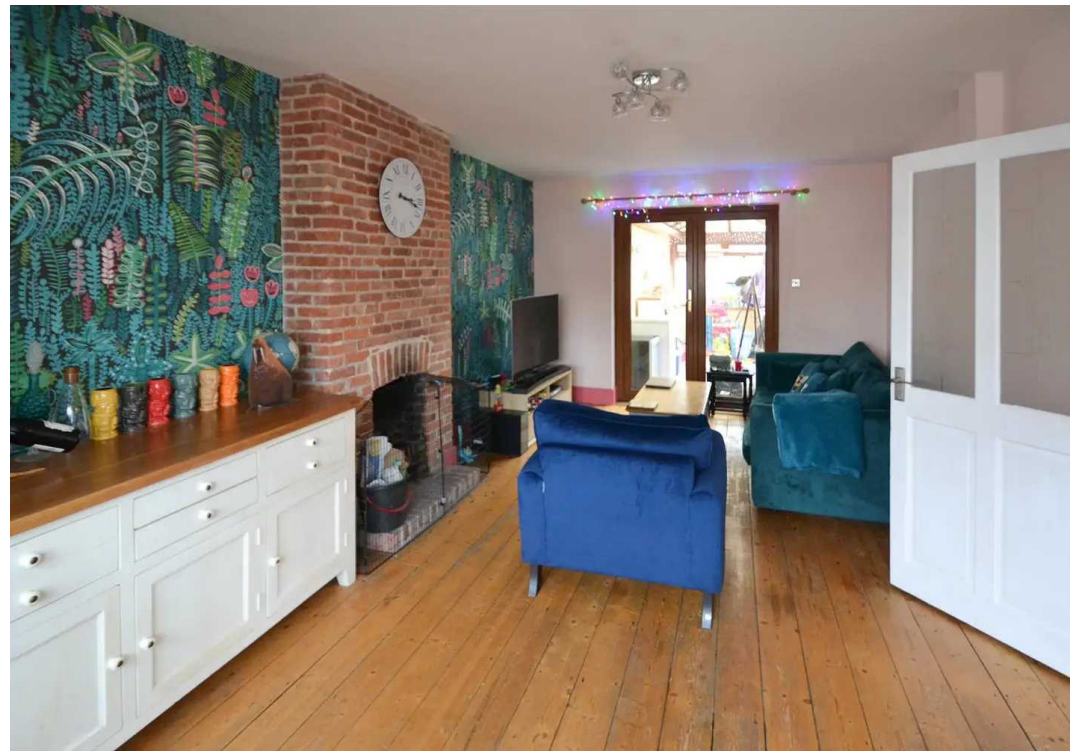
Services

All mains including gas for hob, oil fired central heating and full double glazing.

Note

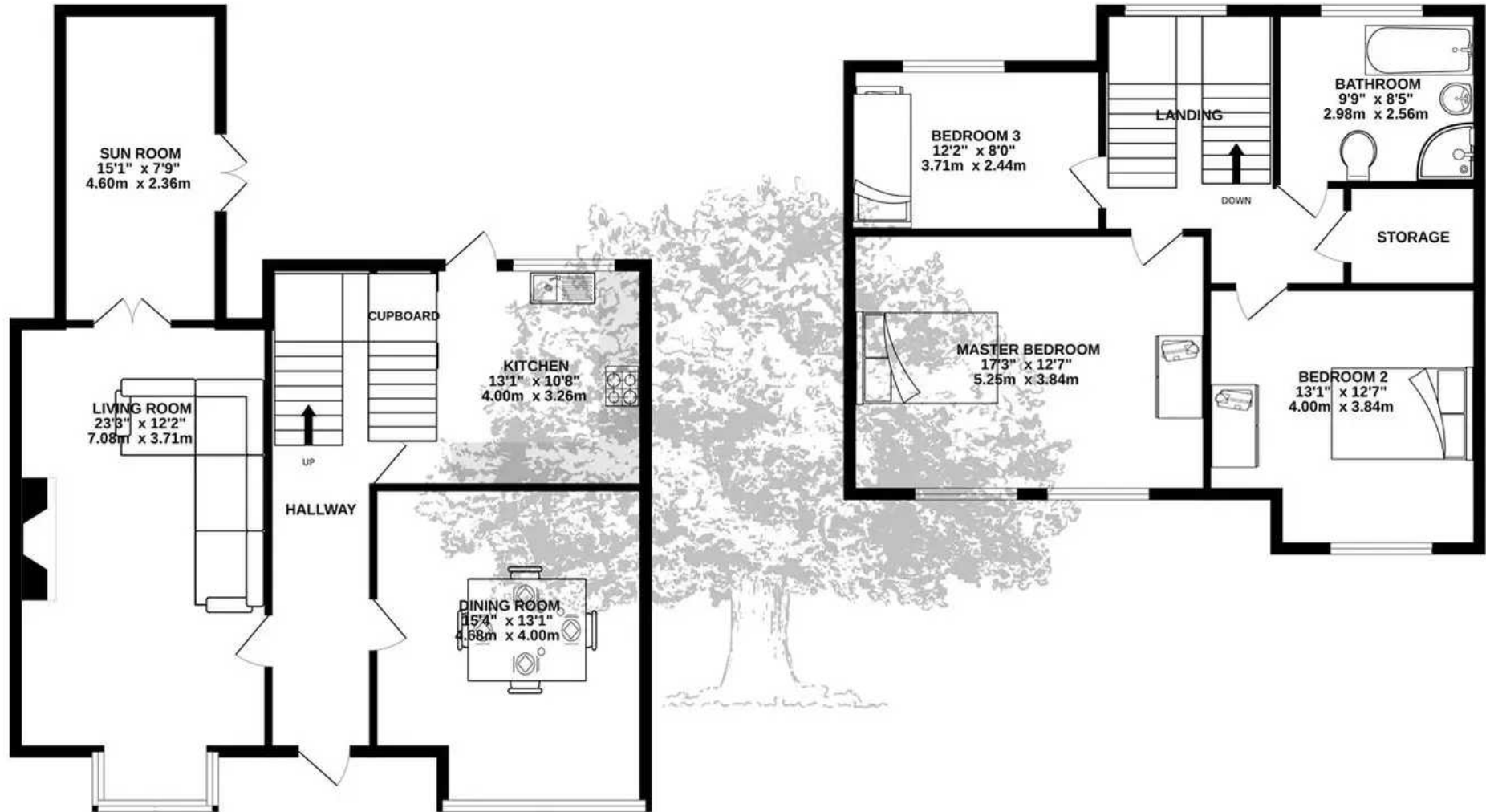
Planning permission was granted a while ago to extend in to the attic and create further accommodation. This has lapsed but we don't think it would be a problem to re apply.





GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.

1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 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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