Unit C Les Monts  St Peters Valley, St Martin’s
Price: £525,000  Joint Agent  Local Market Sales
Lounge, kitchen, 2 bedrooms master en suite, and shower room. Parking for 2 cars and gardens.

To arrange a viewing please call 236039  www.cooperbrouard.com
This semi-detached bungalow has been completely renovated to an exceptionally high standard resulting in a stylish and contemporary home, with fully fitted kitchen, marble countertops, complete with all appliances, en suite and fitted wardrobes to the master bedroom, designed with low maintenance living in mind. Located in the quiet lanes of St Martins the property also benefits from parking and enclosed private front and rear gardens, benefiting from all aspects of sunshine, viewing is highly recommended.

**Entrance porch 5’1 x 3’2** Fully glazed door to front. Built of uPVC double glazed construction with solid roof, tiled flooring and solid timber door with glazed insert to:

**Inner hallway 4’ x 3’9** Cupboard housing electric meters and solid timber framed doors to:

**Lounge 20’7 x 13’8** Feature tiled fireplace on slate hearth with wooden mantle over, two large windows to front, doors to bedroom 2 and shower room and 3’8 archway to:

**Kitchen 16’5 x 7’** Stylishly fitted with hand painted white and charcoal floor and wall units with marble worksurfaces over incorporating stainless steel sink unit. Window and uPVC door to rear giving access and outlook over the enclosed, lawned garden.

**Appliances:** Neff hob and oven with Neff stainless steel extractor hood, Neff fridge/freezer, slimline dishwasher, Caple tumble dryer.
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**Bedroom 1 13’7 x 12’5** Fitted with a 4-door wardrobe, large window to front with outlook over front garden and door to:

**En suite bathroom 12’2 x 6’** Stylishly fitted with a 4 piece suite in white comprising bath with power shower over, wash hand basin set in vanity unit with drawers below and mirror over and wc. Large walk-in cupboard, heated towel rail, fully tiled floor and walls and window to rear.

**Bedroom 2 13’7 x 11’** Fully glazed double doors with top light over giving access and outlook over front garden and window to rear.

**Shower room 8’4 x 4’5** Fitted with a 3 piece suite comprising double length shower cubicle, wash hand basin with drawers below and mirror over, wc. Heated towel rail, fully tiled floor and walls and window to rear.

**EXTERIOR** The property is approached over a shared driveway and onto Unit C where there is parking area providing parking for 2 cars. A pathway leads to the front door and there will be a lawned and enclosed front garden.

Whilst to the rear, the garden is enclosed and will be laid to lawn.

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Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water. Cesspool drainage. Part oil fired and part gas fired central heating. uPVC double glazing.

Finding the property: Travelling along Steam Mill’s Lane, take the lane opposite Hartlebury Estate travel through the s-bend and the property is the second on the left.

Perry’s ref: 25 E4 TRP tba

School catchment: St Martin’s Primary and Les Beaucamps High

These particulars are supplied on the understanding all negotiations 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.