



Maillard  
& Co

£ 975,000

Roche Banque, La Grande Route de la Cote

For Sale



“Detached Family Bungalow on the Coast Road  
with Plans To Extend ”

4

|  
Bedrooms

1

|  
Receptions

2

|  
Bathrooms

For Sale

## Property features

Modern Family Home

Detached Family Home

Bi Fold Doors to Sunny Patio & Garden

Ground Floor Bedrooms

Open Plan Kitchen Dining

Plans Approved



## Property details

Detached Family Bungalow on the Coast Road with Plans To Extend

Maillard & Co are proud to present this beautiful, detached family home located only a stones throw from Green Island beach. Having been updated inside and out to a modern standard there is still room for further scope to develop and add your own finishing touches.

The ground floor presents in walk in condition, all you need to do is unpack! With two ground floor double bedrooms, large open plan kitchen-dining room with bi-fold doors that lead out to a lovely patio seating area. The good sized lounge benefits from a working fireplace and doors lead out to the enclosed sunny garden. In addition there is a generously sized house bathroom complete with a separate shower and bath. Completing the downstairs you will find a separate utility room which also benefits from an additional shower and WC.

Upstairs, plans have been approved and work has already started to extend and create two additional bedrooms, a bathroom and balcony to take in the views.

The lovely patio is the perfect space for al-fresco dining and summer barbeques. In addition there is a large, enclosed sunny garden providing a safe space for children and pets to enjoy. To the front of the property is ample parking and the location is ideal for the No. 1 bus route to St. Helier and Gorey.

Additional Information:

Mains drains and water. Electric heating throughout with under floor heating downstairs. Parish rates for 2023 were £402. Freehold.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.































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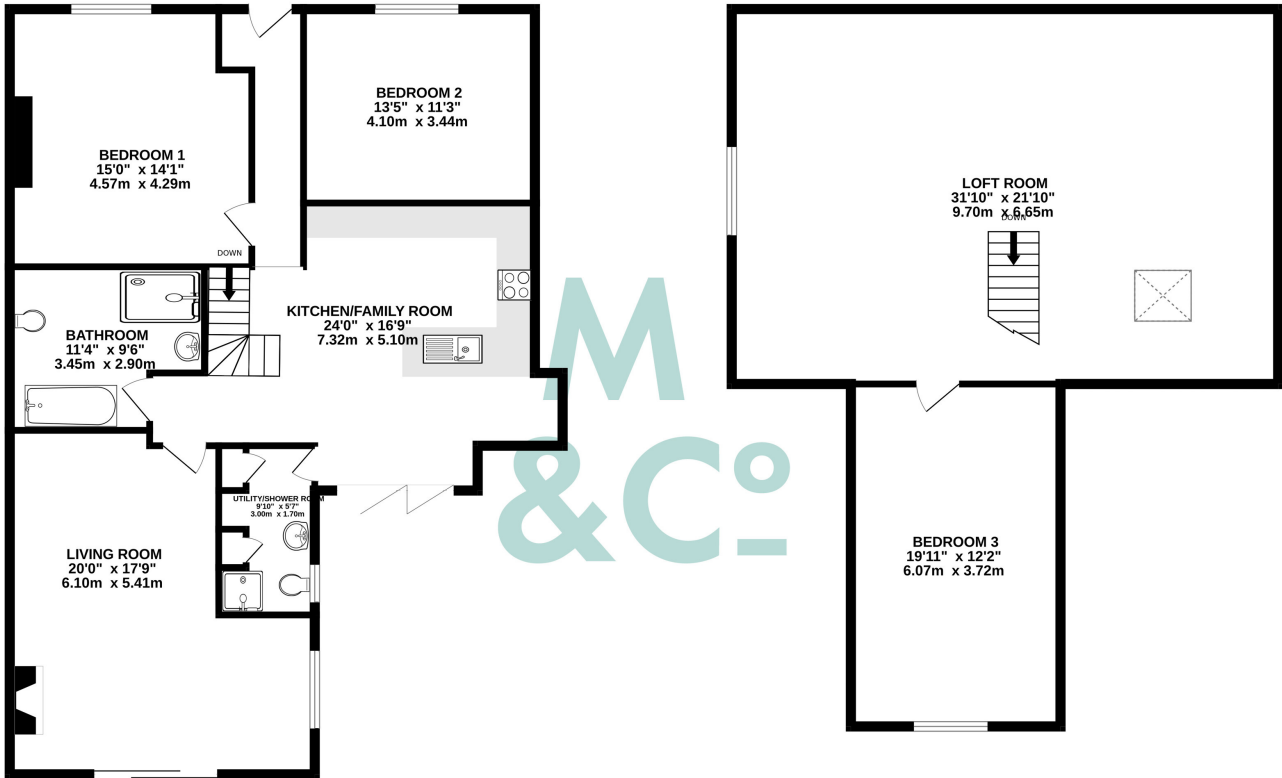






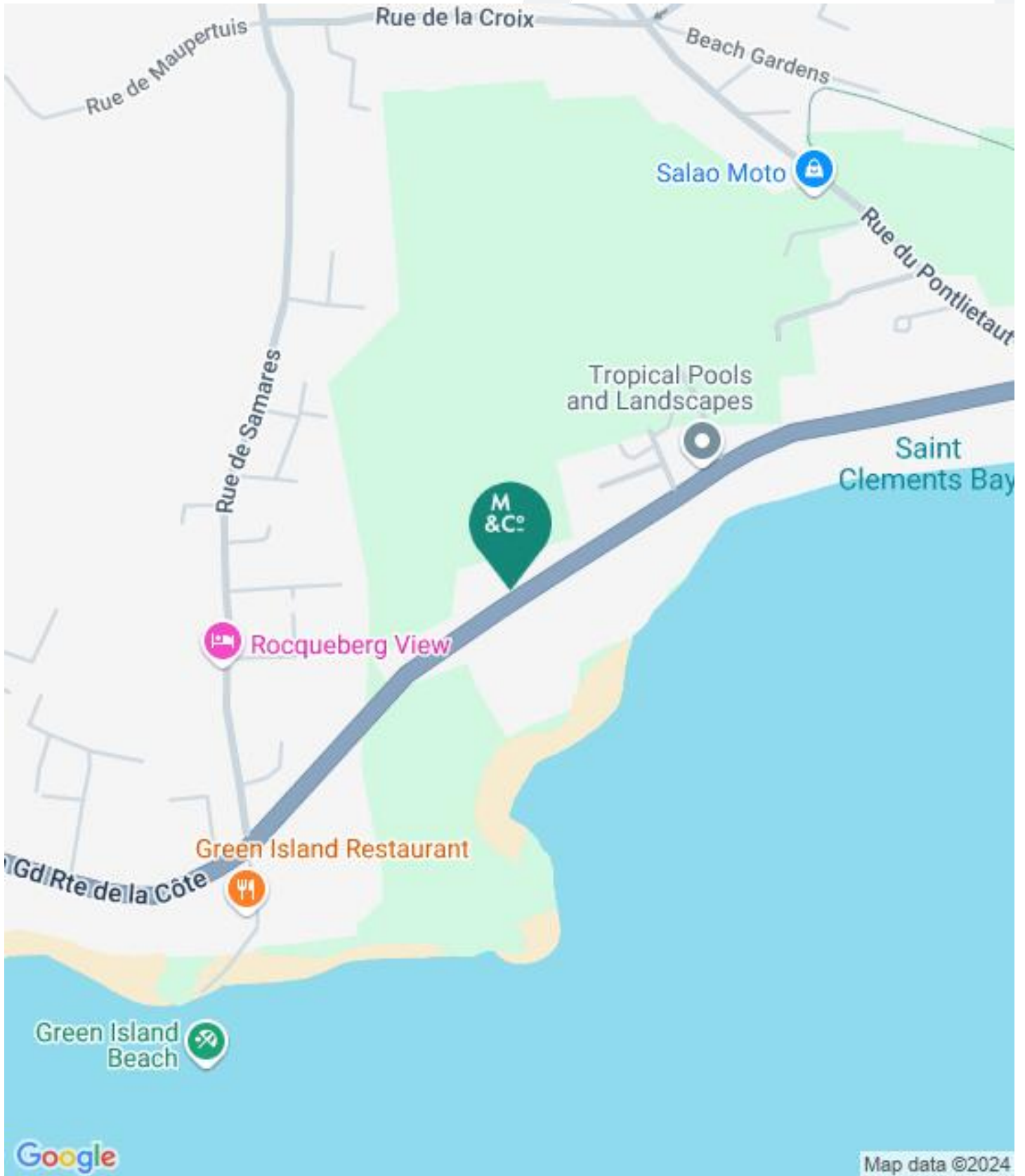
GROUND FLOOR  
1134 sq.ft. (105.4 sq.m.) approx.

1ST FLOOR  
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 2072 sq.ft. (192.5 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.  
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