



Maillard  
& Co

£ 2,600

La Grande Route de St Clement

To Let



“Unqualified/Registered Property in St Clement (   
 \*NOW UNDER OFFER\* )”

3

Bedrooms

1

Receptions

2

Bathrooms

To Let

## Property features

Beautiful Barn Conversion

Includes Carport Parking

Registered / Unqualified Status

Available November



## Property details

This beautifully converted barn is one of three and located in the parish of St Clement. Available within the next few weeks. The property does not have housing reositicntions and can be let without qualification.

Situated near a frequent bus route, short walk or drive to Pontac and Le Rocquier School. A generous entry hallway with storage and laundry cupboard, containing a washing machine dryer and sink. Also on the ground floor there is two double bedrooms of which one is en-suite, and a further single bedroom and house bathroom. All bedrooms have fitted wardrobes. Wooden stairs lead to the first floor where there is a substantial living area, modern kitchen and guest cloakroom. This floor has a vaulted ceiling and further stairs leading to a large mezzanine.

To the exterior of the property, there is shared front garden area and a carport with parking for two plus visitor parking.

Tenant Services: Water, Electric and Occupiers Rates

Availability: November 2024

Pets Negotiable

Unqualified/Registered Property in St Clement

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## Disclaimer

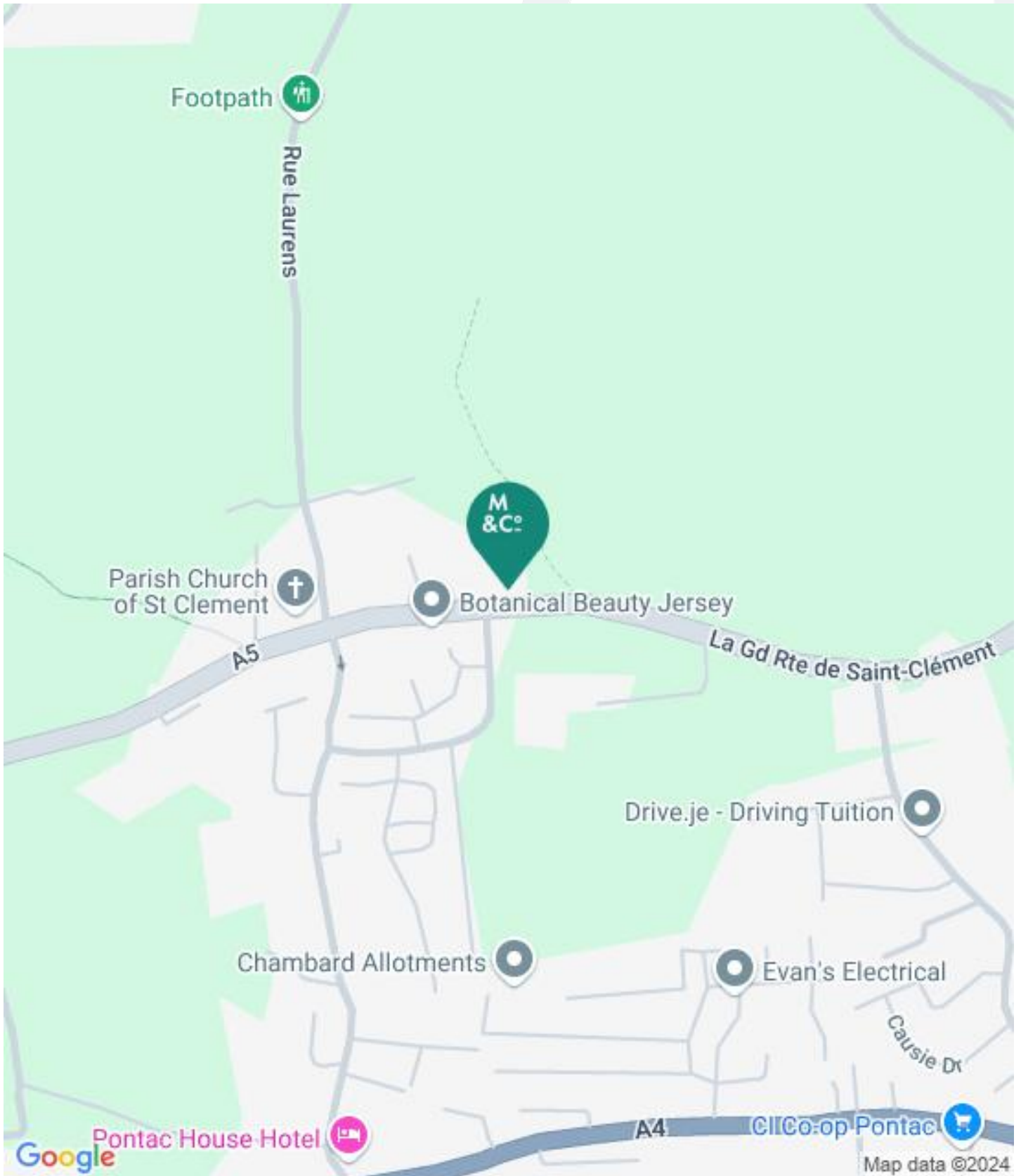
Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

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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