



Maillard  
& Co

£ 2,800

La Cauminne, Le Chemin des Pietons,, Le Mont Les Vaux

To Let



“(SHORT TERM ONLY)”

3

Bedrooms

1

Receptions

2

Bathrooms

## Property features

3 bedroom dormer cottage

Detached

Parking for 3 cars

Wood burning stove

Vaulted ceiling kitchen

2 bathrooms

Garden & terrace with high level of privacy

Electric central heating

Master bedroom en-suite

Separate utility room



## Property details

(SHORT TERM ONLY)

This charming 3 bedroom detached cottage is set well away from the main road on a no through traffic lane that serves just a handful of other properties. Just a short walk from St Aubin's Harbour with its cafes, restaurants, bars and supermarket. Paved, sheltered terrace leading off the living room and a few steps up to a lawned garden area with a summer house.

Three generous parking spaces and an excellent bus service stopping just a few minutes walk away .

The accommodation comprises:

### ENTRANCE HALL

Traditional stable door opening to the hallway.

Doors to kitchen/diner, House bathroom, Master bedroom, Bedroom 2.

Storage / cloaks cupboard

Pair of part glazed (obscured glass) doors from Hall to Kitchen.

### KITCHEN

Vaulted ceiling

Light oak flooring

Fully fitted high and low level units finished in cream with granite worktops.

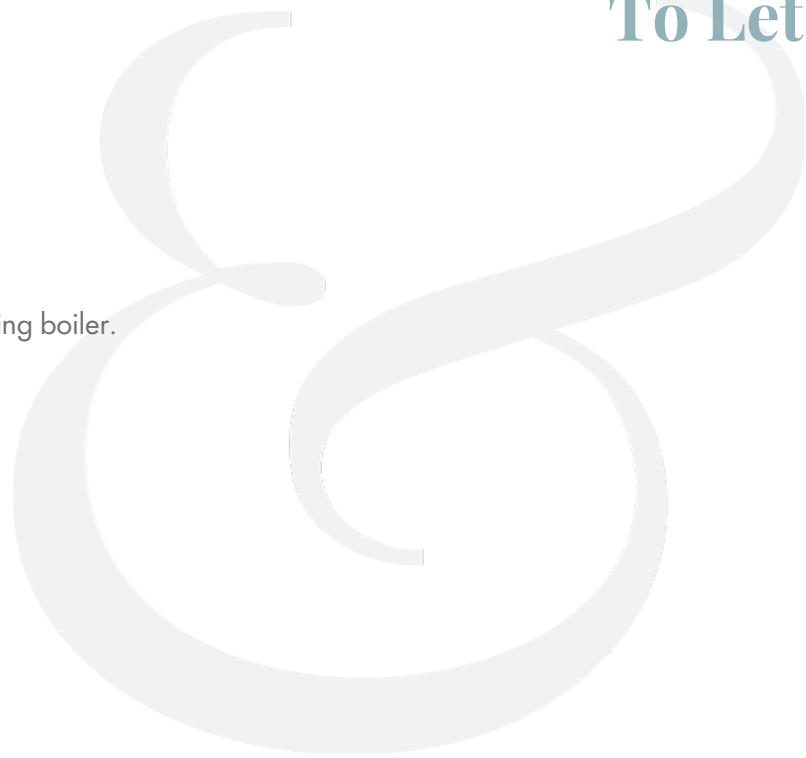
Rangemaster range style cooker with gas hob and electric ovens. Extractor fan unit above.

Neff micro wave

Miele fridge

Franke butler sink

Archway to UTILITY ROOM



Stainless steel 1 1/2 bowl sink .

Space for dishwasher

Space for washing machine

Space for fridge / freezer

Recently installed (2022) Comet electric central heating boiler.

Extractor fan

Oak flooring.

## HOUSE BATHROOM

Vinyl flooring

Shower unit, basin and W.C.

Built-in cupboard containing the electric immersion cylinder

Chrome finish heated towel rail (combi)

## MASTER BEDROOM

2 x windows

Range of built-in bedroom furniture including wardrobes, and bridging unit.

Door to En-suite

Grey vinyl flooring

Part tiled walls with white marble style tiles

Bath with Aqualisa shower over, bidet and W.C.

Pedestal basin with circular heated mirror over

Chrome finish heated towel rail (combi)

## BEDROOM 3

2 x windows

Stairs to first floor hallway with large window viewing to garden.

Doors to Bedroom 2 and Living room .

## BEDROOM 2

Extended dormer viewing to garden and further window

Under eave storage

## LIVING ROOM

2 x dormer windows

Pair of fully glazed sliding doors to terrace and viewing to garden .

## EXTERNAL

### PARKING AREA

Space for 3 x large cars side by side. Approx 9m wide by 6.5m deep.

Steps up to terrace.

### TERRACE ( Approx 6m x 2.9m)

Paved terrace with extending awning , leading off the living room . High level of privacy.

Steps up to gravel dressed terrace

## GARDEN

Level lawn.

Timber summer house with paved patio.

Screened clothes drying area

Further area of garden ideal for a large shed.

## PROPERTY INFORMATION

All mains services (including gas).

## 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

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together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

To Let















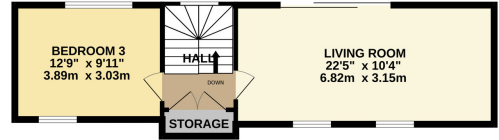
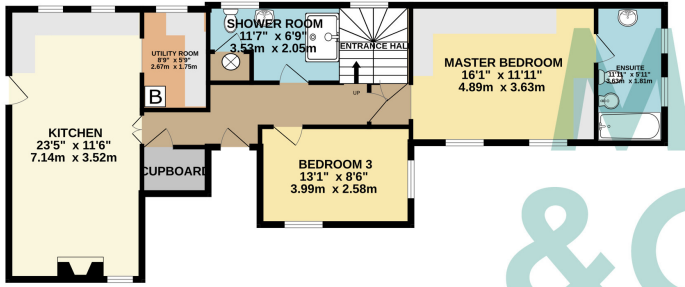






GROUND FLOOR  
922 sq.ft. (85.6 sq.m.) approx.

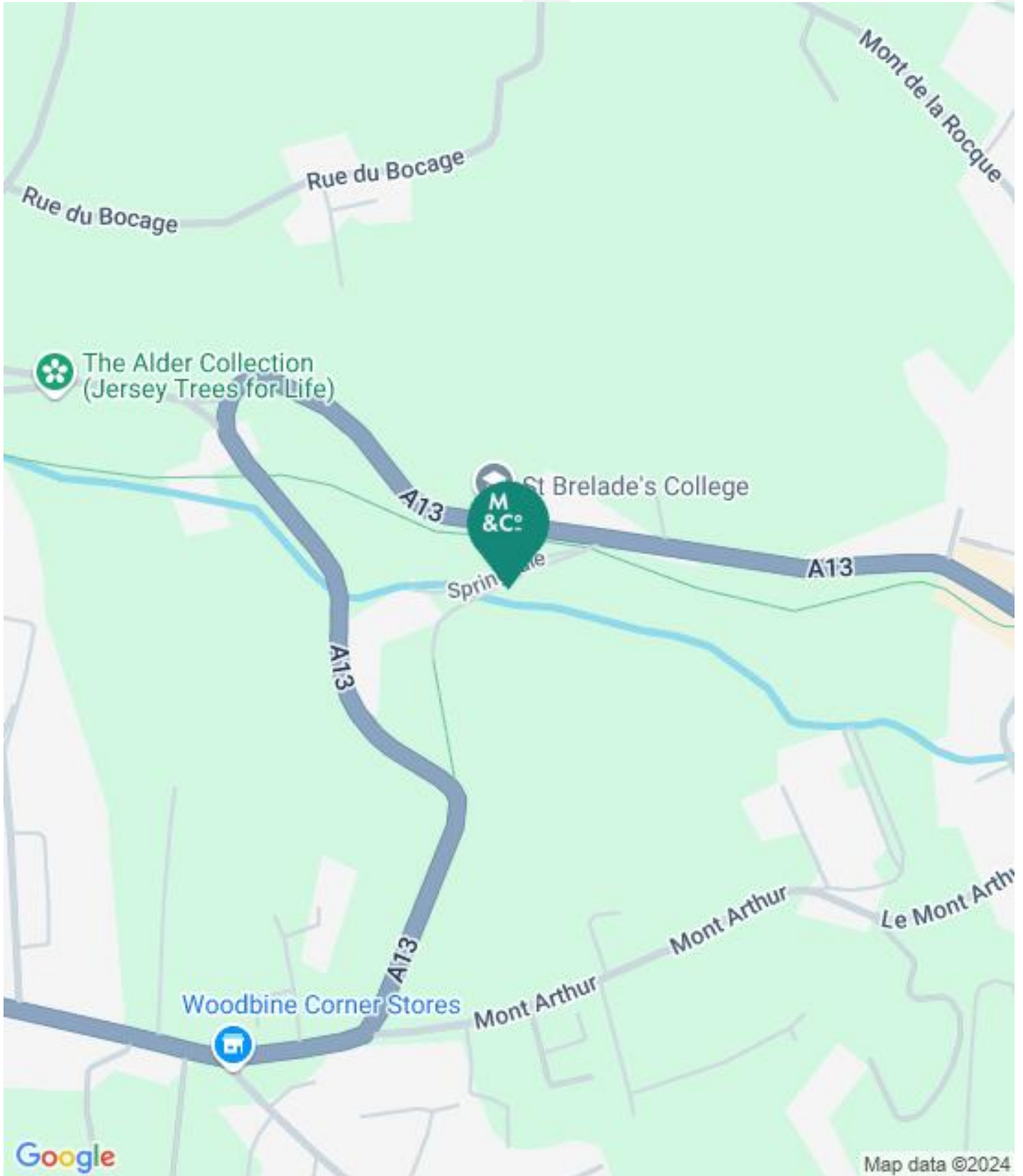
1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1352 sq.ft. (125.6 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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