LOCAL MARKET FOR SALE
W: lovellsproperty.com T: 723630

Est 1879
LOVELLS

Weymouth
£835,000

Rue De La Quevillette, St Martin, GY4 6TG
Perry's Guide Ref: 24 B5 TRP: 221

- Detached chalet bungalow
- Set in a quiet lane in St Martin
- Plot of 3/4 acre
- Studio apartment
- Double garage & plenty of parking
- Close to village & amenities

04	02	14
BEDROOM(S)	BATHROOM(S)	PARKING

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This spacious detached chalet bungalow is located in a quiet lane in St Martin's yet close to the village and shopping centre. Split over three floors, the impressive accommodation offers a large sitting room with a separate lounge/reading room, a lovely dining room with part glazed ceiling allowing light to flood in, a fully fitted kitchen/breakfast room and separate utility, three bedrooms one of which is the master and boasts the top floor with a bathroom, dressing area and a study. On the lower ground floor level is the studio which is ideal for a dependent relative or teenager giving them their own space but close by if needed. Outside, the property has over three quarters of an acre, a double garage and parking for numerous cars. Viewing is highly recommended.

Directions
From the traffic lights at Rue Cauchez, turn into Les Vaurioufs and left again into Rue de la Quevillette. Continue around the sharp bend and Weymouth is the third property on the right hand side.

Entrance Hall: 10’5 x 3’10
Lounge: 14’3 x 10’1
Sitting Room: 18’8 x 14’2
Dining Area: 14’3 x 11’11
Kitchen: 11’10 x 11’10
Kitchenette: 4’3 x 3’4
Utility: 113’3 x 4’5
Master Bedroom: 16’7 x 12’6
Bedroom : 11’7 x 10’10
Bedroom: 12’1 x 11’9
Study: 11’5 x 6’7
Studio: 27’11 x 14’5
Dressing Area: 8’1 x 3’3
Bathroom: 9’4 x 9’4
Shower Room: 6’1 x 4’10
Separate WC: 4’11 X 3’3
Storage Area: 8’8 x 7’6
Double Garage: 21’7 max x 13’3 min

Fittings
All fitted flooring, the curtains, blinds, light fittings and the appliances as listed are included in the sale.

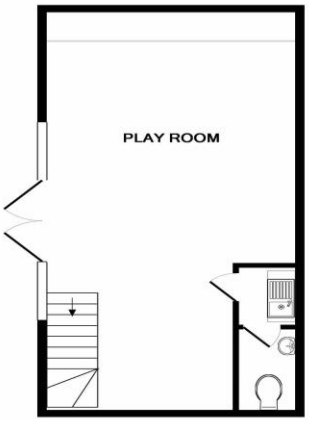
Services
Mains electricity and water. Cesspit drainage. Borehole in garden. Electric underfloor heating in Shower Room. Cat 5 wired.

Possession
By arrangement

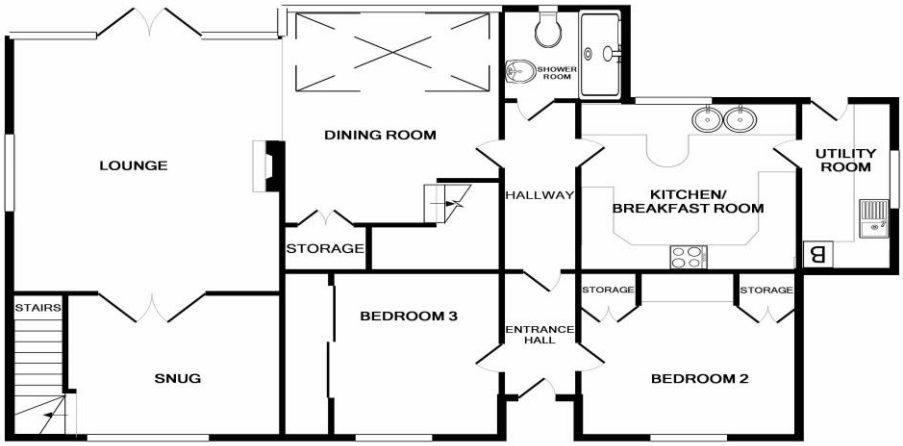
Viewing
Strictly by appointment with Lovell & Partners.

Further information
If you would like any further information or wish to view the property please contact us on 01482 723636

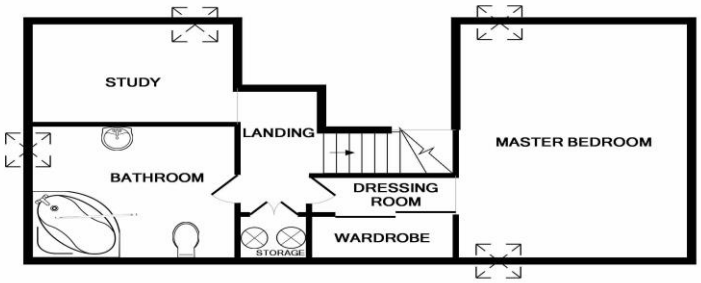
Opening Hours
Monday to Friday: 8.45am to 5.00pm
Saturdays and out of hours by prior arrangement



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- **Directions**
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- **Services**
- Mains water, drainage and electricity. Gas central heating and double glazing.

Opening hours
Monday to Friday: 8.45am to 5.00pm
Saturdays and out of hours by prior arrangement

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EST. 1879