



Local Market Rentals

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Est 1879

LOVELLS



Sole Agent



**£1,150 pcm**  
**St Martin**

Utile Barn  
La Route de Sausmarez

Self contained barn conversion

Available immediately

Single occupancy only

Fully furnished. No pets/smokers

All utility bills included

Located in quiet lane



1 Bed(s)



1 Bath(s)



1 Car(s)

Perry's Guide Ref: 31 E1



This self contained barn conversion is attached to a large property situated in the sought after parish of St Martin's offering fully furnished accommodation and parking for one car. Accessed via its own dedicated entrance, the accommodation comprises open plan lounge/kitchen, double bedroom and a three piece bathroom. The rent is inclusive of the central heating, electricity (500 units pcm), water and occupier rates as well as external window cleaning (telephone and TV licence excluded).

#### Entrance Lobby

Area for cloaks. Washing machine. Radiator. Fire door to owners garage.

#### Stairs to First Floor

#### Bathroom

Tiled flooring. Window to side. Floor to ceiling tiling. White three-piece suite comprising bath with Mira Sprint electric shower and shower door to side, WC with push button flush and wash hand basin. Shaver's only point and light. Heated towel rail.



#### Lounge/Kitchen/Diner

13'9 x 12' (4.19m x 3.66m) Wooden flooring. Two windows to side and window to front. Fitted with a range of white wall and floor units with black Formica work surfaces and white splashbacks incorporating a stainless steel sink and drainer with mixer tap over. Appliances include: Whirlpool oven and grill, electric Indesit hob with extractor over, Indesit integrated dishwasher and Bosch Classix fridge/freezer. There is also a microwave, Kettle, crockery, cutlery and saucepans. Furniture includes: Three seater reclining sofa. Glass circular table with four matching chrome chairs. Radiator.

#### Bedroom

15'4 x 11'9 (4.67m x 3.58m) Two radiators. Window to side. Furniture includes: Large double bed. Two matching bedside cabinets with lamps. Side stool. Dressing table. Storage cabinet.

#### Exterior

The property is approached over a quiet lane. There is one parking space at the front of the main house.

#### Fittings

All carpets and fitted flooring, blinds and light fittings. Kitchen appliances as listed and furniture.

#### Services

Mains electricity, water and drainage. Oil central heating.

#### Directions

Travelling along Fort Road and into La Route de Sausmarez past the Fermain Tavern, Utile Barn is on the left hand side down Brook Lane, just after the old Ambassador Hotel (after the bus stop and before lamp post on the right hand side).

#### Possession

By arrangement.

#### Viewing

Strictly by appointment through Lovell & Partners.

All negotiations are subject to signed contract.

#### Further Information

If you would like any further information or wish to view the property please contact us on 01481 723630

#### Opening hours

Monday to Friday - 8.45am to 5.00pm

Saturday - 9.30am to 1.00pm

Viewings out of hours by prior arrangement

#### Disclaimer

Lovell and Partners Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that these particulars are for guidance only, and do not form part of any offer or contract, nor can their accuracy be relied upon by third parties who should verify all information for themselves through inspection or otherwise. Neither Lovell and Partners Ltd nor any person in their employment has authority to make or give any warranty or representation in respect of this property.

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