



Hunt Estates

Character 'Lodge' House With Garden And Parking
Trinity, Jersey

CHARACTER 'LODGE' HOUSE WITH GARDEN AND PARKING

A delightful, detached character property set on the edge of the prestigious Trinity Manor Estate.

There is a gated entrance, forecourt parking and a garden for exclusive use of the property. There is some views across the countryside.

Comprising; entrance hall with triple aspect and a wood burning stove, kitchen with space for a dining table and fitted with some appliances, there is a door to outside from the kitchen. The first floor has 2 double bedrooms, one with a bath and shower over, the other with a walk-in shower.

Situated within walking distance of Acorn Nurseries and café, grocery store and Trinity Arms pub and eatery.

The property is available immediately and provides a spacious 1,224 sq. ft home that is in walk-in condition.

















FEATURES

- Character granite property
- Own lawned garden
- 2 en-suite bedrooms
- Well-presented throughout
- Real fire and dining kitchen
- Gated entrance

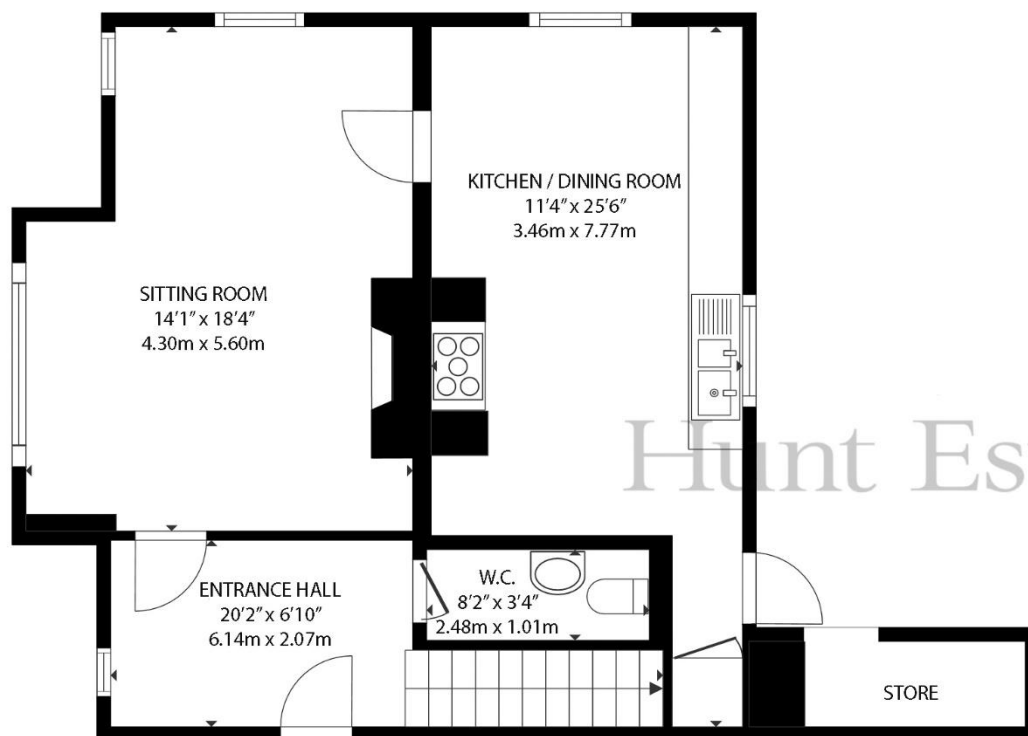
INFORMATION

- Mains water
- Mains drains via pump
- Electric heating
- Gas hob (bottled)
- Single wooden glazing
- Parking for 4+ cars
- Pets considered
- Monthly gardening cost of £162.50
- Parish rates for 2024 were £221.29
- Please note that the equivalent of 1 months' rent is required for the deposit
- Available immediately to Entitled/Licensed residents

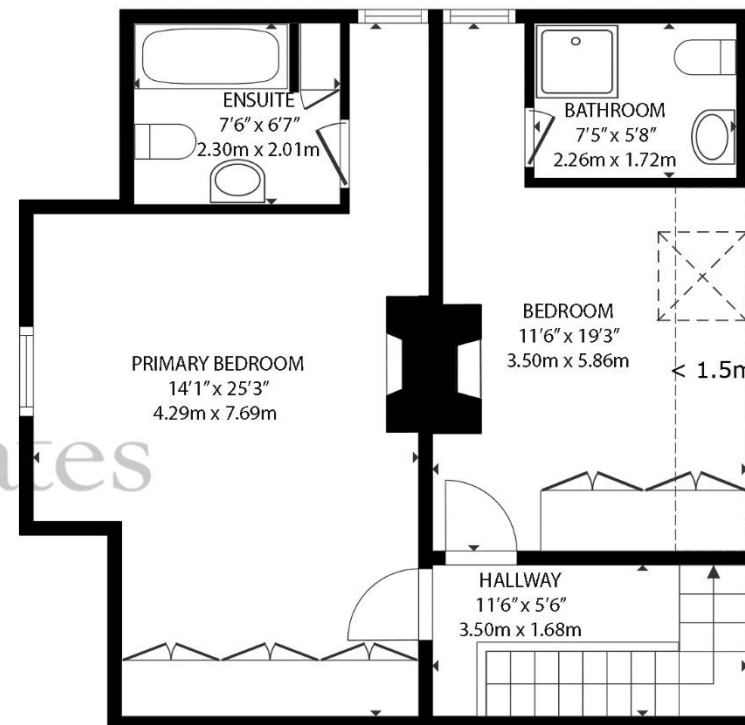


Gill Hunt, FNAEA
Director

gill@huntestates.com
T +44 (0)7797 721881
www.huntestates.com
9 New Street, St Helier,
Jersey, JE2 3RA



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 653 sq. ft, 60.6 m², FIRST FLOOR: 572 sq. ft, 53.1 m²
TOTAL: 1224 sq. ft, 113.7 m²

EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 35 sq. ft, 3.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Hunt Estates

9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | www.huntestates.com | enquiries@huntestates.com

Disclaimer: All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, withdrawal without notice. Hunt Estates make no representation, warranty, or guarantee as to accuracy of any information contained herein. You should consult your advisors for an independent investigation of any properties. All viewings to be conducted through Hunt Estates.