



FC137

**NO. 11 LA PLACE LE BOUTILLIER LE CLOS D'AVOINE,  
ST. BRELADE, JERSEY, JE3 8HS**

Asking Price

**£815,000**

**FINE & COUNTRY**  
JERSEY

## Property details

**FREEHOLD** - We are excited to showcase this beautiful 3 bedroom property featuring a large conservatory leading to a secure rear garden. Situated just moments away from the picturesque Corbière Lighthouse, this home offers the perfect combination of island living. The surrounding area boasts a variety of attractions such as coastal walks, beaches, dining options, and recreational facilities, making it a sought-after location for homeowners.

Nestled within a small residential development of family homes, the property includes a spacious living room with a connected dining area that extends into the generous conservatory. A well apportioned kitchen, W.C., and versatile reception room complete the ground floor. Upstairs, there are 3 double bedrooms and a house bathroom.

Outside, there is a modest front garden and a spacious paved rear garden. The property also includes parking for 2 cars, additional visitor parking, and access to beautifully maintained communal gardens, enhancing the appeal of the entire development.

The nearby stunning beaches of Beauport, St. Brelade, and St. Ouen ensure that the best of the island is always easily accessible. Don't miss the opportunity to view this charming home, early viewing is highly recommended. Exclusively listed with the Vendors Sole Agent!

## Outside

Parking for 2 cars with guest parking available.

Short drive to the amenities of St Brelade & Quennevais & beaches of St Ouen, Beauport and St Brelade

Front and rear secure garden

The property also benefits from large communal gardens with manicured lawns and planted borders. There is also a central seating area with benches and the area is illuminated.

## Services

All main services (except gas)

Economy 7 Heating

Fully double glazed

Communal Service Charge £35 per month

## Directions

From La Moye heading towards Corbiere turn left into Le Chemin Des Signaux. Then left at the prison and left again into Clos D'Avoine and Place Le Boutillier is in front of you







Thompson  estates

Approximate total area<sup>2</sup>  
 1353.84 ft<sup>2</sup>



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.