



FC007

**9A DEVON AVENUE, GREEN ROAD, ST. CLEMENT, JE2
6PQ**

Asking Price

£895,000

FINE & COUNTRY
JERSEY

Property details

FREEHOLD - This adaptable five-bedroom family residence is currently set up as a four bedroom house with a separate studio unit. The property enjoys a charming setting within a peaceful cul-de-sac, while remaining conveniently close to schools, amenities, and just a brief stroll from the beach.

Originally constructed around 1940, the property underwent a comprehensive renovation in 2022, resulting in a contemporary interior throughout.

The ground floor comprises an entrance hall, a sitting room featuring a cozy wood burner and elegant Valorie glass/steel doors that connect to a snug, a kitchen/dining area boasting a magnificent skylight that fills the space with natural light. Additionally, there is a shower room, a storage cupboard, and various storage areas on the ground floor.

The first floor consists of four bedrooms, with three being generously sized doubles, one of which features an en-suite bathroom, and one single bedroom. There is also a family bathroom on this level.

The low-maintenance South-facing garden can be accessed through patio doors from the sitting room, making it a delightful space for entertaining family and friends during the summer months.

An added feature of the property is a self-contained studio flat with its own separate entrance. This flat comprises a sitting room/bedroom, a separate kitchen, and a bathroom with the potential to Airbnb, which could generate an annual income of over £18,000.00. Additionally, the flat is available for rental to Entitled/Licensed individuals.

Completing the property is an integrated garage, fully insulated and equipped with electric power. There is further parking for two more cars.

Outside

South facing garden

Services

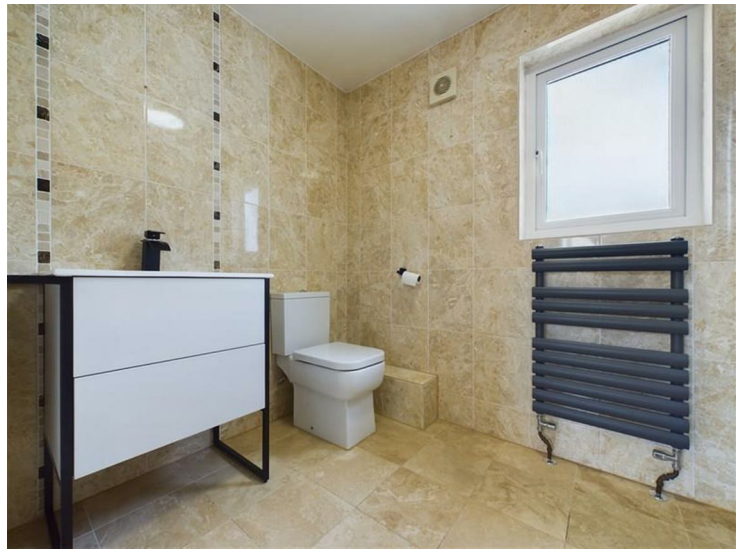
Mains water and drains

Oil fired central heating

Double glazed

Directions

From Plat Douet road turn into green road. 200 meters up turn left into Devon Avenue and the property is on the left just before the turning circle.







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Jersey

Approximate total area⁽¹⁾
638 ft²

(1) Excluding balconies and terraces

GIRAFFE360

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MONEY LAUNDERING REGULATION - 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 and proof of residency documentation, e.g. current utility bill and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.

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