



3, Villa Rosa Le Mont Les Vaux, 3 Le Clos De L'ecluse Le Mont I  
£3,500 pcm

**BROADLANDS**

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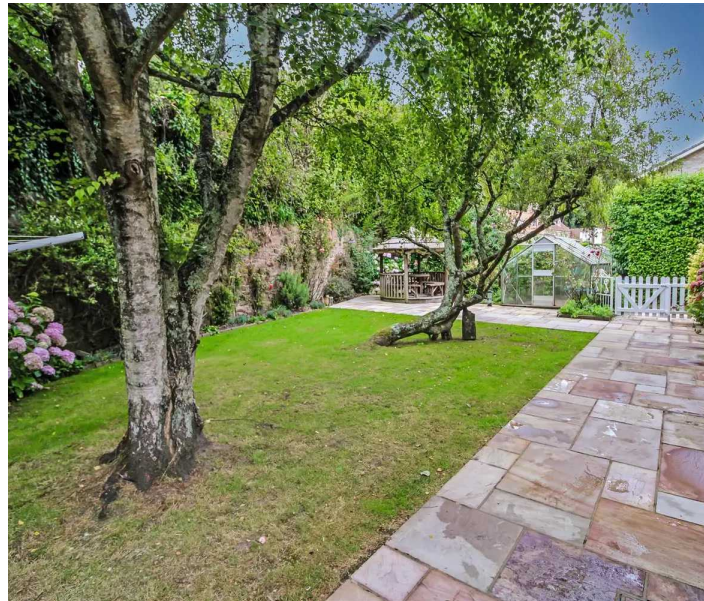


### 3, Villa Rosa Le Mont Les Vaux

3 Le Clos De L'ecluse Le Mont Les Vaux, Jersey

Head up the hill from St Aubins and the property is located on the right hand side within a close of 4 houses.

- Qualified /Entitled and available early September and a long lease preferred
- 4 Bedroom 2 bathroom detached house close to St Aubins village
- Double garage and off road parking for 4 cars.
- Enclosed rear garden with feature wooden gazebo, separate vegetable plot
- Located just a 2 minute walk to the village and accross the road from the railway walk and bus stops
- Please call Tony Cottle 07797726677 or [tony@broadlandsjersey.com](mailto:tony@broadlandsjersey.com)





### 3, Villa Rosa Le Mont Les Vaux

3 Le Clos De L'ecluse Le Mont Les Vaux, Jersey

4 bedroom, 2 bathroom detached modern house with eat-in kitchen and large lounge diner, recently completely re-furnished the property is in walk in condition. With St Aubin a 2 minute walk away it is conveniently located, the railway walk is just across the road and is on the main bus route to town or the airport. The property has mature enclosed gardens, a double garage and additional parking for 4/5 cars. QUALIFIED/LICENSED status and available from 7th September, pets by arrangement, and a long lease.







### **Living**

Eat-in-kitchen. Utility room. Downstairs WC. Large lounge diner with double doors to the front patio.

### **Sleeping**

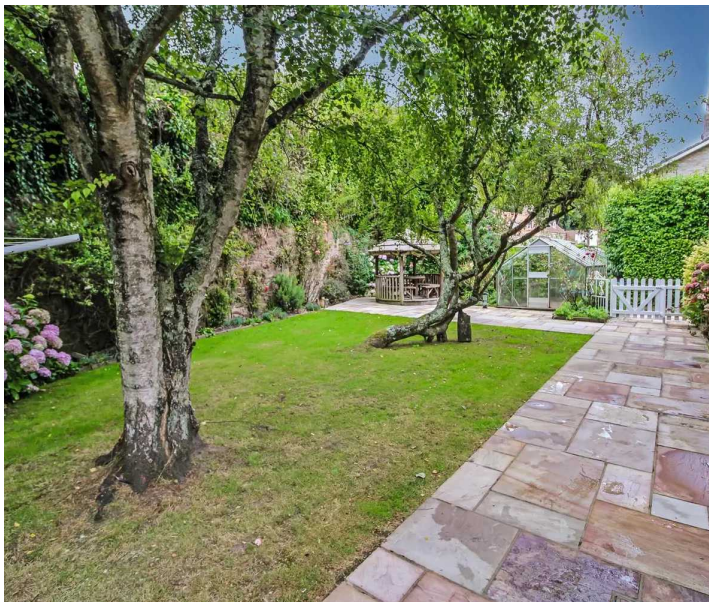
4 double bedrooms. Main bedroom en suite with fitted wardrobes. House bathroom.

### **Outside**

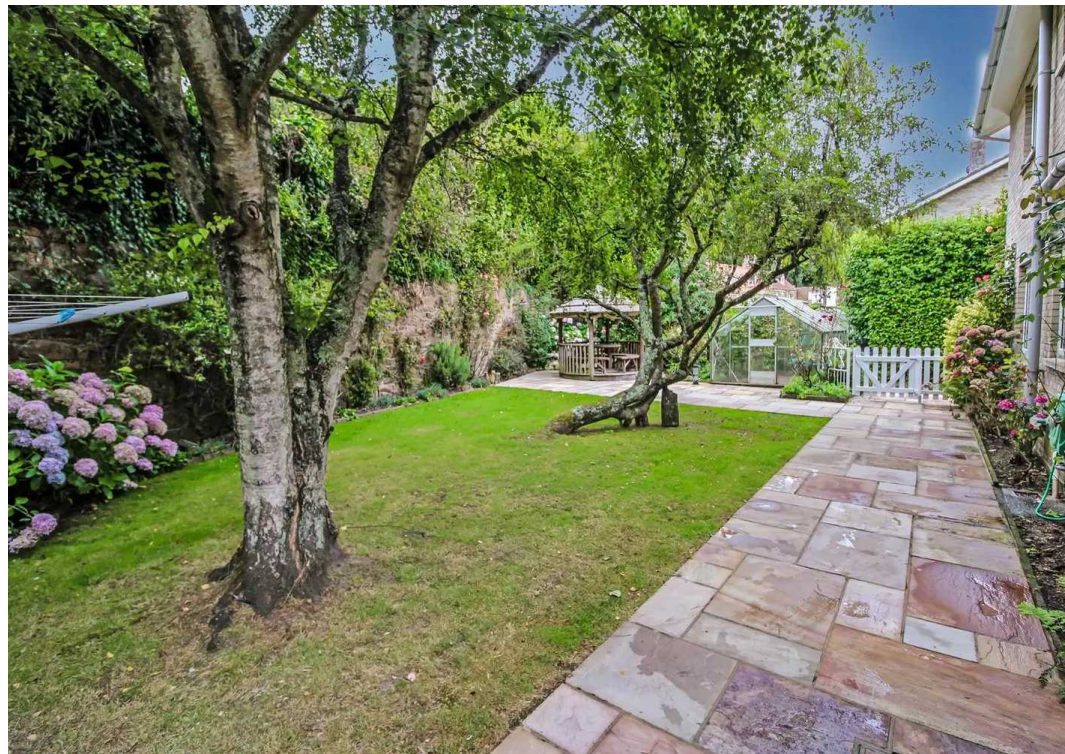
Large secluded rear garden with an African summer house. Greenhouse. Double garage with remote electric door. Additional parking for 4/5 cars. Pets by arrangements. Long lease preferred.

### **Services**

Electric wet central heating. Fibre Broadband. New carpets. New blinds. Completely re-decorated. New light fittings.

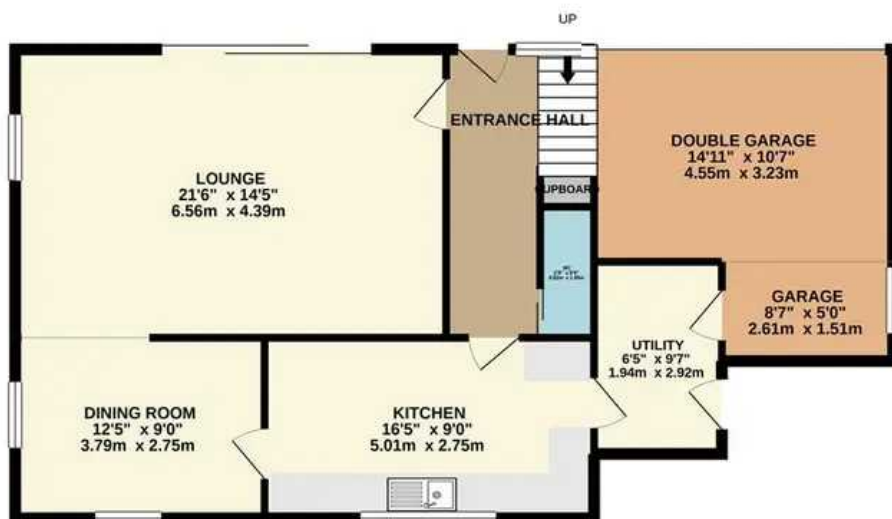








GROUND FLOOR  
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1601 sq.ft. (148.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Broadlands

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