

5 LE VAUQUIEDOR COTTAGES

SOLE AGENT



2

BEDROOMS

1

BATHROOM

918

SQ FT

£2,300 LOCAL MARKET, ST. ANDREW

An immaculate property set within a smart, small development on the outskirts of St. Peter Port close to the Hospital. No. 5 offers an exceptional open plan living space and kitchen on the ground floor with access to the enclosed garden, and cloakroom whilst the first floor includes two double bedrooms and family bathroom. Externally, there is parking for two cars as well as visitor spaces and a private lawned garden surrounding the house including a patio area off the kitchen. Available beginning of January, children and pets by negotiation. No smokers.



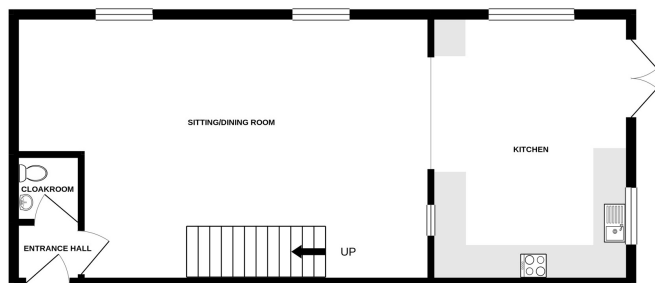
LIVINGROOM
The Channel Island Estate Agent



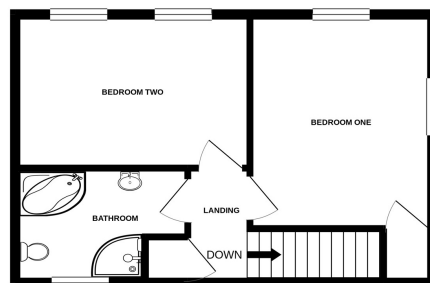
IMAGES & FLOORPLAN 5 LE VAUQUIEDOR COTTAGES



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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.
Made with Metroplex ©2020

GROUND FLOOR

Entrance hall	3'11 x 3'6
Cloakroom	3'11 x 3'11
Sitting/dining room	24'0 x 15'5
Kitchen	15'5 x 11'6

FIRST FLOOR

Landing	
Bedroom one	12'4 x 10'10
Bedroom two	13'6 x 8'10

KEY FACTS

Spacious two bedroom property on outskirts of St Peter Port
Conveniently located for amenities and central St Peter Port
Walking distance to the Hospital
Parking for two cars and visitor parking
Available early January
Children and pets by negotiation

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric

APPLIANCES

Bosch oven
Neff hob with extractor over
Bosch dishwasher
Hotpoint washing machine

INCLUSIONS

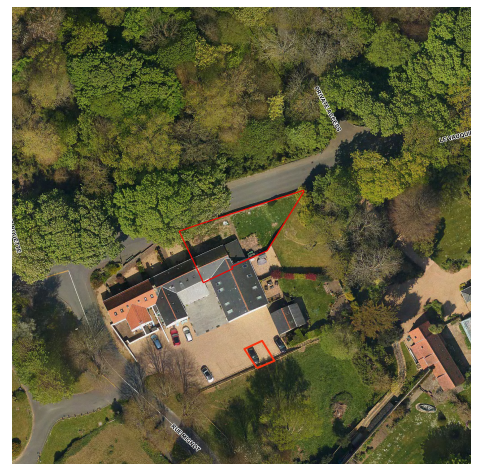
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

St Martin's Primary School
Les Beaucamps High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£2,300



LIVINGROOM
The Channel Island Estate Agent