NO. 3, THE PALMS



3
BEDROOMS

2
BATHROOMS

1,000
SQ FT

£690,000 LOCAL MARKET, ST. PETER PORT

No. 3, The Palms is a modern family home situated on the outskirts of St. Peter Port, within a short walk of local amenities and regular bus routes. Constructed in 2022 and finished to a high standard, the spacious accommodation on the ground floor comprises entrance hall, double bedroom, cloakroom and bright kitchen/dining/sitting room with doors opening out to the garden. A family bathroom and two double bedrooms, one with en-suite, complete the accommodation on the first floor. The property also benefits from plenty of storage cupboards and loft space. Externally, there is an easily maintained enclosed rear garden and parking for two vehicles. An immaculate property worthy of closer inspection.

LIVINGROOM
The Channel Island Estate Agent











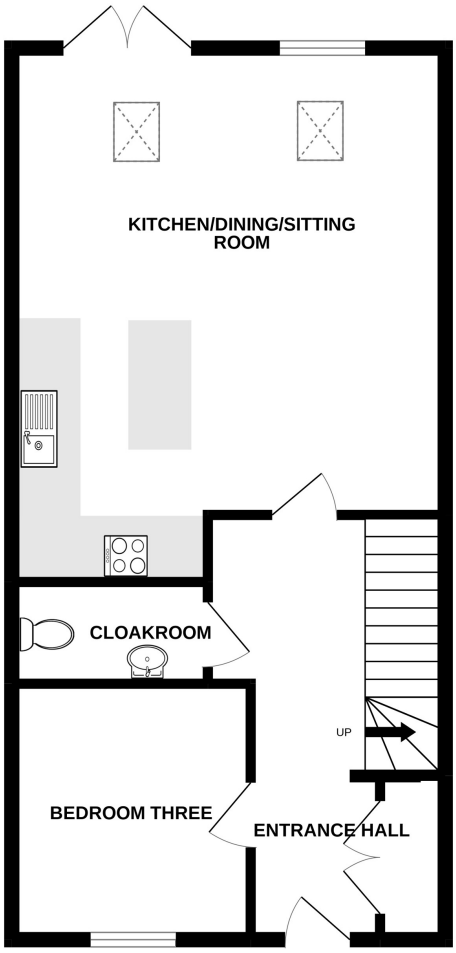
IMAGES & FLOORPLAN NO. 3, THE PALMS

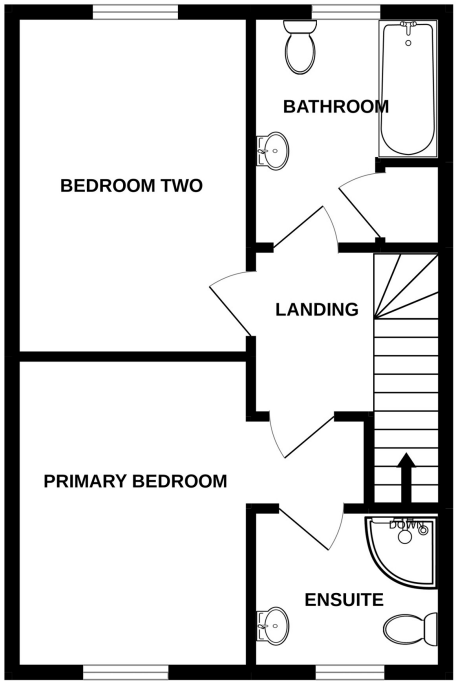




GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.





TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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 Metropix ©2022

GROUND FLOOR

Entrance hall	16'8 x 6'3
Bedroom three	10'0 x 9'11
Cloakroom	8'3 x 4'1
Kitchen/dining/sitting room	18'10 x 17'6

FIRST FLOOR

Landing	6'0 x 3'5
Primary bedroom	12'4 x 11'9
En-suite shower room	7'6 x 6'9
Bedroom two	14'4 x 9'10
Bathroom	9'11 x 7'0

KEY FACTS

Immaculate, modern family home

Situated on the outskirts of St. Peter Port

Newly constructed in 2022

Enclosed lawned garden

Parking for two vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric central heating

Electric underfloor heating

APPLIANCES

Neff oven

Neff hob

Neff extractor fan

Neff integrated microwave

Neff fridge/freezer

Neff dishwasher

Neff washer/dryer

INCLUSIONS

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

SCHOOL CATCHMENT

Amherst Primary

St Sampson's 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.

£690,000



LIVINGROOM

The Channel Island Estate Agent

JERSEY T (0) 1534 717100 E JERSEY@LIVINGROOMPROPERTY.COM A GROUND FLOOR, CHANNEL HOUSE, GREEN STREET, ST. HELIER, JERSEY. JE2 4UH

GUERNSEY T (0) 1481 715555 E GUERNSEY@LIVINGROOMPROPERTY.COM A LIVINGROOM HOUSE, NORTH CLIFTON, ST. PETER PORT, GUERNSEY. GY1 1JR