

CABANON

SOLE AGENT



3

BEDROOMS

1

BATHROOM

1,323

SQ FT

0.1

ACRES

£2,800 LOCAL MARKET, ST. PETER PORT

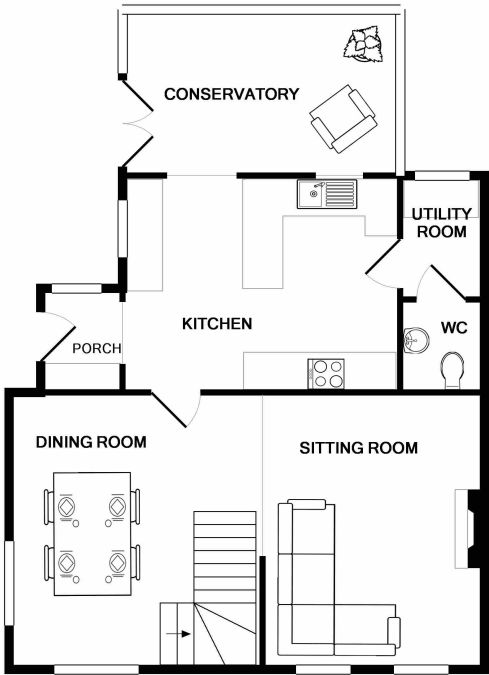
Cabanon is an immaculately presented barn conversion situated off a quiet lane within the parish of St. Peter Port. The property is conveniently located within easy access to nearby schools, shops and amenities of both St. Martin's village and St. Peter Port, as well being only a short walk to the cliff paths and Fermain. The light, spacious accommodation comprises entrance hall, kitchen, utility room, cloakroom, conservatory and sitting/dining room with wood burning stove on the ground floor. The first floor offers three large vaulted bedrooms and family bathroom. Externally, there is a single garage with separate office/playroom, parking and a fully enclosed rear garden with charming rural outlook. Available mid January 2022 on a part furnished basis. Children welcome, pets at discretion, no smokers.



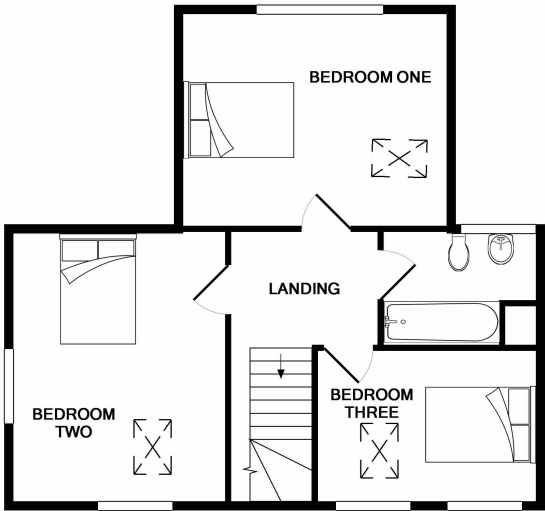
LIVINGROOM

The Channel Island Estate Agent





GROUND FLOOR
APPROX. FLOOR
AREA 742 SQ.FT.
(68.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 581 SQ.FT.
(53.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1323 SQ.FT. (122.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR

Porch	5'6 x 4'4
Kitchen	14'8 x 11'7
Conservatory	14'8 x 8'10
Utility room	5'4 x 4'6
WC	4'6 x 4'5
Sitting/dining room	25'2 x 14'8

FIRST FLOOR

Landing	14'8 x 8'1
Bedroom one	14'4 x 11'2
Bedroom two	15'7 x 9'9
Bedroom three	11'9 x 8'7
Bathroom	8'6 x 6'5

KEY FACTS

Immaculately presented
Light and airy accommodation
Parking and single garage
Sunny garden
Available mid January

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil fired heating
Electric under floor heating in kitchen and conservatory
Neff oven
Neff hob
Caple extractor
Neff combi microwave oven
Integrated fridge/freezer
Hotpoint dishwasher
Hotpoint washing machine
Hoover tumble dryer

INCLUSIONS

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

SCHOOL CATCHMENT

Vauvert Primary
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.

£2,800



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