

# 1, WELLINGTON CLOSE

SOLE AGENT



## 2

BEDROOMS

## 1

BATHROOM

## 1,116

SQ FT

### £2,850 LOCAL MARKET, ST. PETER PORT

No. 1, Wellington Close, is a stunning, newly built family home situated on the outskirts of St. Peter Port, just a short walk of local amenities and regular bus routes. Constructed to a high standard, the pristine and spacious living space on the ground floor includes an entrance hall, cloakroom, utility room and bright kitchen/dining/sitting room with doors that open to the garden. The first floor comprises a family bathroom and two double bedrooms. Externally, there's an easily maintained enclosed rear garden with new shed and parking for two vehicles and undercover cycle park. Available in May 2025 on an unfurnished basis. A pet and children will be considered, strictly no smokers.



**LIVINGROOM**  
The Channel Island Estate Agent









GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.6 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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## GROUND FLOOR

Entrance hall	10'11 x 9'1
Kitchen/dining/sitting room	26'4 x 24'2
Utility room	5'1 x 4'2
Cloakroom	5'4 x 3'11

## FIRST FLOOR

Landing	
Bedroom one	19'2 x 10'5
Bedroom two	13'2 x 12'0
Shower room	9'2 x 5'11

## KEY FACTS

Available May 2025  
 Stunning newly built family home  
 Finished to an extremely high standard  
 Situated on the outskirts of St. Peter Port  
 Enclosed lawned garden  
 Parking for two vehicles and covered cycle rack

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Electric

## APPLIANCES

Siemens combi microwave  
 Siemens oven  
 Siemens induction hob, extractor over  
 Siemens dishwasher  
 Siemens washing machine  
 Siemens 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  
 La Mare de Carteret 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.

**£2,850**



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