1, WELLINGTON CLOSE

SOLE AGENT



2BEDROOMS

BATHROOM

1,116

£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 October 2025 on an unfurnished basis. A pet and children will be considered, strictly no smokers.











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

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



GROUND FLOOR KEY FACTS Entrance hall 10'11 x 9'1 Kitchen/dining/sitting 26'4 x 24'2 room **Utility room** 5'1 x 4'2 Port Cloakroom 5'4 x 3'11 FIRST FLOOR cycle rack Landing Bedroom one 19'2 x 10'5 **SERVICES** Bedroom two 13'2 x 12'0 Shower room 9'2 x 5'11

Available May 2025

Stunning newly built family home

Finished to an extremely high standard

Situated on the outskirts of St. Peter

Enclosed lawned garden

Parking for two vehicles and covered

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



