

40, PEDVIN STREET

SOLE AGENT



3

BEDROOMS

1

BATHROOM

841

SQ FT

POA LOCAL MARKET, ST. PETER PORT

This terraced townhouse is situated in a convenient location within central St. Peter Port. The character accommodation is laid out over three floors and offers an entrance hall, utility/cloakroom, new kitchen/dining room with appliances and access to a small courtyard area. The first floor has a rear access door to the garden, a bathroom and double bedroom/sitting room. The second floor has two further double bedrooms and a spacious landing with a study area. Externally, there is a large tiered garden to the rear with various seating and planting areas. From the top of the garden there are rooftop and distant sea views. A spacious property in a convenient location, close to the hustle and bustle of Town.

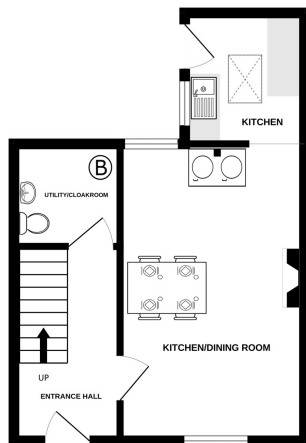


LIVINGROOM

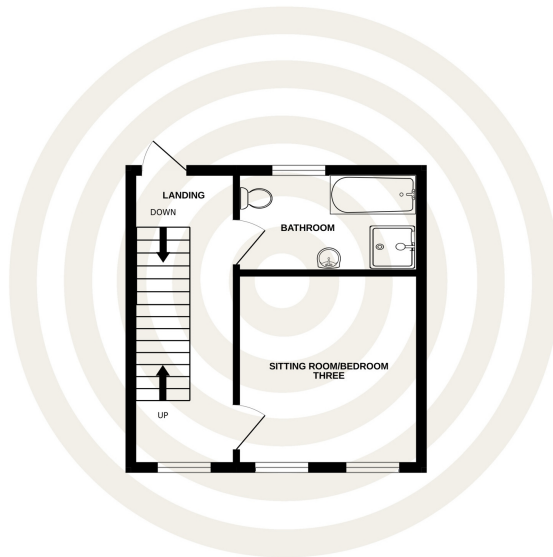
The Channel Island Estate Agent



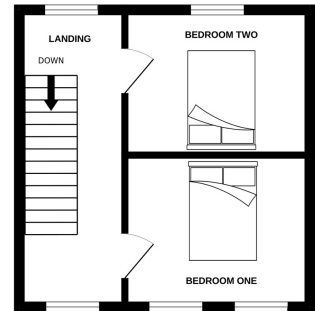
GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 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	10'5 x 5'10
Utility/cloakroom	5'10 x 5'8
Kitchen/dining room	16'5 x 10'2
Kitchen	7'3 x 6'8

FIRST FLOOR

Landing	
Sitting room/bedroom 3	11' x 8'3
Bathroom	10'5 x 5'9

SECOND FLOOR

Landing	
Bedroom one	11' x 8'3
Bedroom two	11' x 8'

KEY FACTS

Terraced townhouse
Close to the Market, High Street & restaurants
Based over three floors
Large tiered garden
On-street parking

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric heating (new boiler and immersion)

APPLIANCES

Rangemaster electric oven with gas hob (mains gas)
Beko fridge freezer
Bosch washing machine

INCLUSIONS

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

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.

POA



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