

# VALNORD COTTAGE

SOLE AGENT  
£2,400



3

BEDROOMS

2

BATHROOMS

1,639

SQ FT

0.1

ACRES

---

£2,400 LOCAL MARKET, ST. PETER PORT

Valnord Cottage is a unique and stylish property situated in a quiet location in central St. Peter Port and boasts stunning elevated rooftop and sea views. The accommodation on the ground floor comprises entrance hall, kitchen/dining room, cloakroom, sitting room and conservatory. Stairs lead to the lower garden floor where there are three double bedrooms, one of which is en-suite and family bathroom. Externally, there is a fantastic balcony adjacent to the reception rooms and access to lower patio and lawned garden, parking for multiple vehicles and double length garage. This property is worthy of further inspection and is available 10th November 2018 on a partly furnished basis. Pets and children are at the discretion of the landlord. No smokers.



LIVINGROOM  
The Channel Island Estate Agent

---





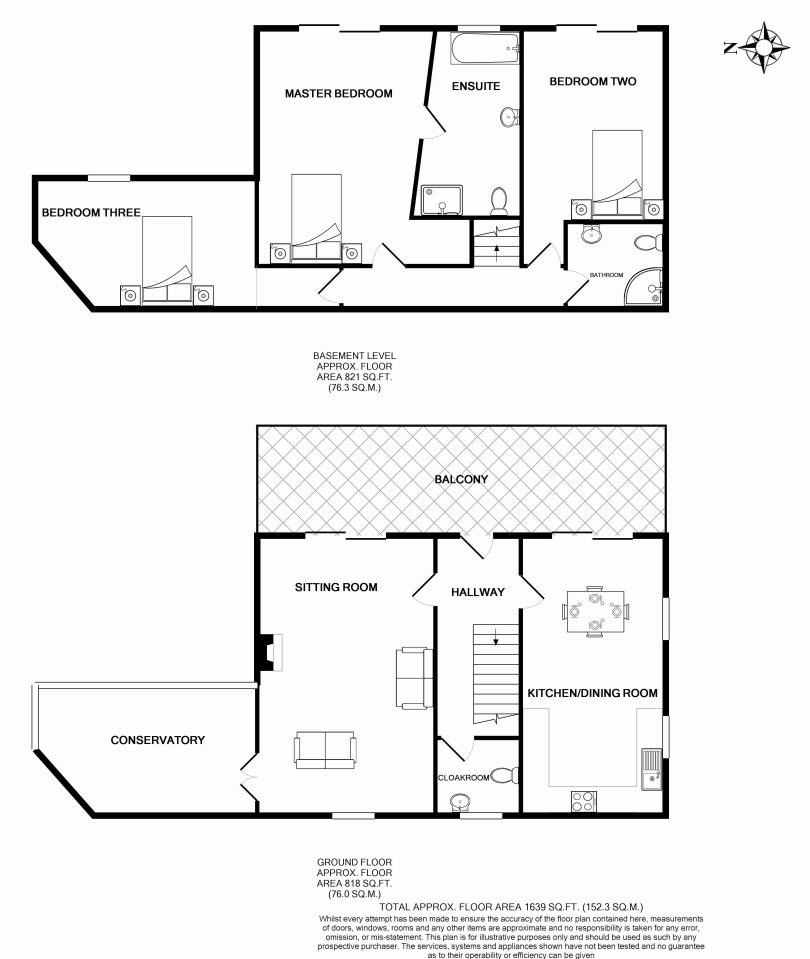














#### GARDEN FLOOR

Bedroom three	16'4 x 7'6
Bedroom two	11'11 x 10'3
Master bedroom	14'8 x 13'6
En-suite bathroom	11'8 x 6'5
Bathroom	7'7 x 6'8
Hallway	12'11 x 3'3

#### GROUND FLOOR

Kitchen/dining room	20'0 x 11'0
Cloakroom	
Sitting room	21'4 x 13'7
Conservatory	16'11 x 9'11

#### INCLUSIONS

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

#### SERVICES

Mains services

#### DRAINAGE

Mains drainage

#### HEATING

Oil fired central heating

#### APPLIANCES

De Dietrich double oven  
Neff electric hob  
Whirlpool microwave  
Zanussi fridge/freezer  
Hotpoint dishwasher

#### SCHOOL CATCHMENT

Vauvert Primary  
La Mare de Carteret High School

---

**£2,400**

---



**LIVINGROOM**  
The Channel Island Estate Agent

**JERSEY** T (0) 1534 717100 E [INFO@LIVINGROOM.JE](mailto:INFO@LIVINGROOM.JE) W [WWW.LIVINGROOM.JE](http://WWW.LIVINGROOM.JE) A GROUND FLOOR, CHANNEL HOUSE, GREEN STREET, ST. HELIER, JERSEY. JE2 4UH  
**GUERNSEY** T (0) 1481 715555 E [INFO@LIVINGROOM.GG](mailto:INFO@LIVINGROOM.GG) W [WWW.LIVINGROOM.GG](http://WWW.LIVINGROOM.GG) A LIVINGROOM HOUSE, NORTH CLIFTON, ST. PETER PORT, GUERNSEY. GY1 1JR

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.

---