

Vouvray

Amherst - St Peter Port - GY1 2DW

Price £625,000



REF: 1428

TRP: 257



- Detached 3 bedroom chalet bungalow.
- Situated opposite Beau Sejour Leisure Centre.
- Great location for anyone wanting to use the centre or adjoining Cambridge Park.
- In addition to the bedrooms there is a kitchen/breakfast room, lounge, utility/porch & shower room.
- Externally you have front & rear gardens, glasshouse, shed, garage, carport and parking.
- Perry's Guide page 17 F3







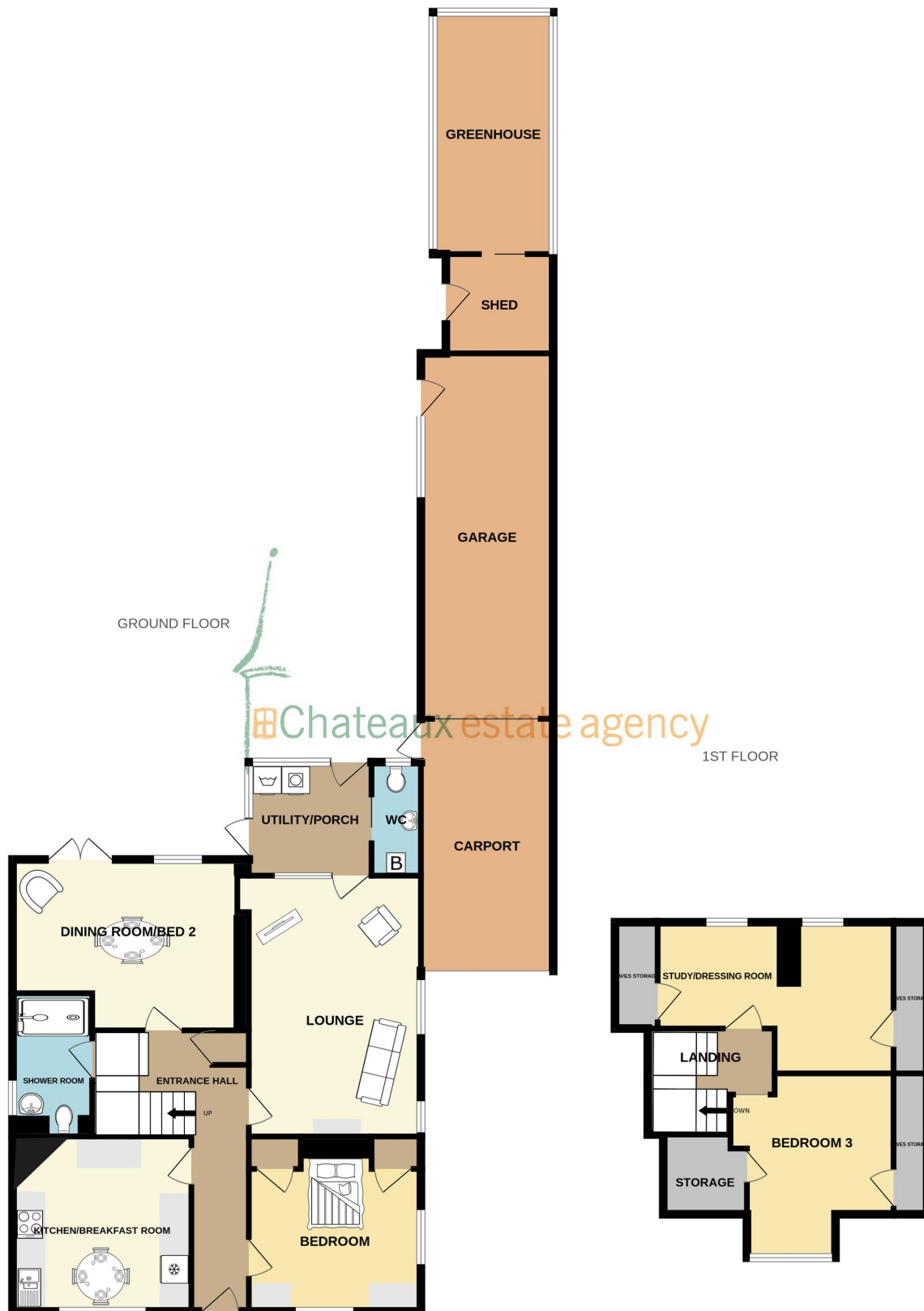












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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ENTRANCE HALL 5.95m (19'6") x 0m (0")

Stairs to the first floor with understairs storage and corner cupboard. doors to Kitchen, Shower Room, Dining/Bed 2. Lounge and Bedroom 1.

KITCHEN/BREAKFAST 3.73m (12'3") x 3.65m (12'0")

Fully fitted wall and base units in pine wood with contrasting worktops, stainless steel one and a half bowl sink with drainer. Appliances include Belling double oven & hob, extractor fan, LEC fridge & Hotpoint freezer. Windows to front and side. Alcove cupboards either side of chimney breast.

SHOWER ROOM 2.65m (8'8") x 1.63m (5'4")

Window to side, fitted with a three piece suite of large shower enclosure, wash hand basin and W.C.

DINING ROOM/BED 2

Either formal dining room or double bedroom with window to rear and double doors giving access to the veranda and rear garden. Feature fireplace.

LOUNGE 5.46m (17'11") x 3.65m (12'0")

2 windows to side, internal window and door to Utility/Porch. Wood burning stove.

UTILITY/PORCH 2.37m (7'9") x 2.34m (7'8")

Hotpoint washing machine and Indesit tumble dryer. Doors giving access to rear garden and veranda. Door to WC.

WC 2.23m (7'4") x 1m (3'3")

With separate toilet and basin together with oil fired boiler. Window to rear.

VERANDA

Open veranda providing a covered area to enjoy the garden.

FIRST FLOOR LANDING 2.53m (8'4") x 1.21m (4'0")

With doors to both first floor rooms.

BEDROOM 3 4.3m (14'1") Into Bay x 3m (9'10") Approx

Large dormer window to front with large cupboard and eaves storage.

STUDY/DRESSING ROOM 4.8m (15'9") Max x 3.1m (10'2") Max

Windows to rear either side of chimney. Eaves storage cupboards to both sides.

CARPORT 5.5m (18'1") x 2.4m (7'10")

Open car port between drive and garage.

GARAGE 7.7m (25'3") x 2.75m (9'0")

Up & Over door to front. Door and window to side. Additional plumbing for washing machine if required. Storage in roof over.

STORE 2.3m (7'7") x 2.1m (6'11")

Small store ideal for gardening tools.

GREENHOUSE 5m (16'5") x 2.4m (7'10")

Good size domestic garden green house.

EXTERNAL

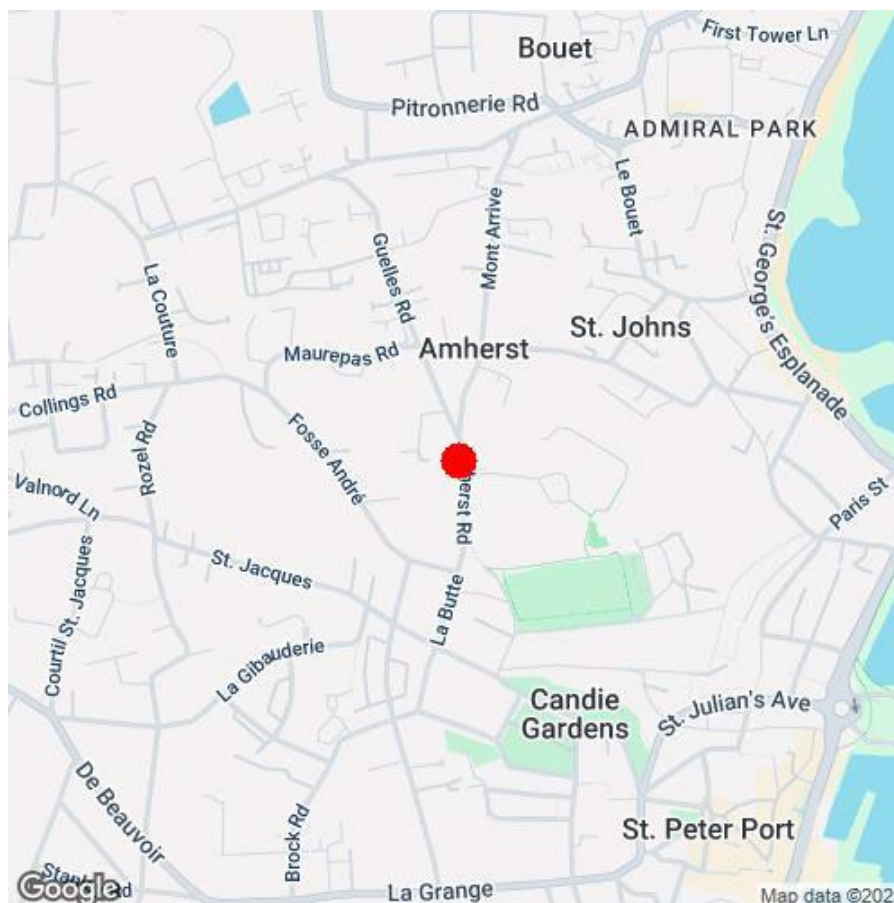
FRONT

Pedestrian gate with paved pathway to covered porch area giving access onto the front door. Drive to side providing parking leading onto car port and garage.

REAR

Enclosed west facing garden with mature planting, patio area with pond and lawned area. Shed leading into greenhouse.

Vouvray is a detached 3 bedroom chalet bungalow situated on the outskirts of St Peter Port opposite Beau Sejour Leisure Centre, fantastic for anyone wanting to use the centre or adjoining public Cambridge Park. In addition to the bedrooms there is a Kitchen/Breakfast room, good size Lounge, Utility/Porch, Shower room and separate WC. Externally the property enjoys a formal garden area at the front with drive to side providing car parking together with a carport and garage. The rear west facing garden is fully enclosed with mature planting and good size garden green house. Please call Chateaux on 244544 to arrange your private viewing.



SERVICES: Electric: Mains, Gas: None, Oil Fired Central Heating, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Yes.

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Bellini double oven & hob, extractor fan, LEC fridge & Hotpoint freezer, Hotpoint washing machine & Indesit tumble dryer.

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.