

# Vesta

Les Petites Fontaines - Bouillonne Steps - St Peter Port

Price £485,000



REF: 2206

TRP: 132

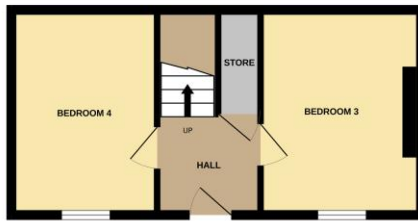


- 4 bedroom semi detached town house.
- Situated in the heart of St Peter Port.
- 4 double bedrooms, kitchen/diner & lounge.
- Shower room and bathroom.
- Private courtyard, set over 3 floors.
- Perry's Guide - Page 5 H9.

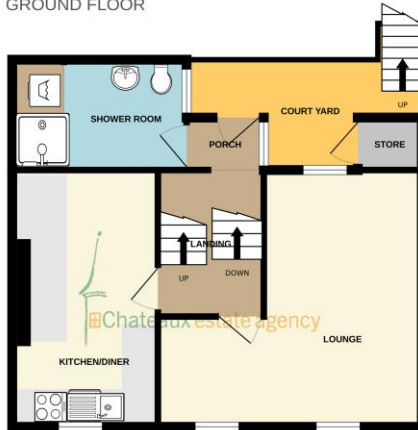








GROUND FLOOR



1ST FLOOR



2ND FLOOR

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.  
Made with Metropix ©2024



This semi detached town house is conveniently located in the heart of St Peter Port within walking distance of the town centre and presents a wonderful opportunity for those working in and around the area. The accommodation is set over 3 floors and includes 4 double bedrooms, lounge, kitchen/diner, shower room and bathroom together with an enclosed courtyard garden which is set over 3 levels. To view Vesta call Chateaux today on 244544.

#### ENTRANCE HALL

Wooden door to front. Staircase to first floor with cupboard under. Electric cupboard. Door's to bedrooms 3 & 4.

#### BEDROOM 3 3.86m (12'8") x 2.98m (9'9")

Double bedroom with window to front. Fireplace and Guernsey style cupboard.

#### BEDROOM 4 3.77m (12'4") x 2.66m (8'9")

Double bedroom with window to front.

#### STAIRS TO FIRST FLOOR

#### LANDING

Split landing with doors to rear courtyard, shower room, lounge and kitchen/diner. Window to side. Staircase to 2nd floor landing. Radiator.

#### SHOWER ROOM 3.24m (10'8") x 2m (6'7")

Fitted with a 3 piece suite comprising wash hand basin and w.c set in vanity unit and walk in shower cubicle. Window to side. Fully tiled walls and floor. Vent Axia extractor fan. Cupboard housing Bosch washing machine and Candy tumble dryer. Radiator.

#### REAR COURTYARD.

This terrace garden is accessed via the 1st floor landing and split over 3 different levels.

#### LOUNGE 5.08m (16'8") Max x 4.65m (15'3") Max

2 sash windows to front and sash window to rear. Shelving set in alcove.

#### KITCHEN/DINER 4.68m (15'4") x 3.4m (11'2")

Fitted with a range of kitchen wall and base units with contrasting worktops over incorporating a one and a half bowl sink and drainer unit with tiled splashbacks. Appliances include Belling double oven and 4 ring hob, Indesit slimline dishwasher, Beko fridge/freezer and Hotpoint fridge. Ample space for dining table and window to front. Radiator.

#### STAIRS TO SECOND FLOOR

#### LANDING

Window to rear. Hatch to loft. Doors to bedrooms 1 & 2 and bathroom.

#### BEDROOM 1 4.7m (15'5") x 3.36m (11'0")

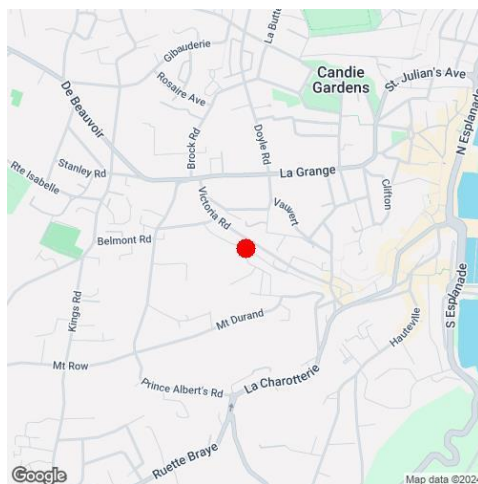
Double bedroom with windows to front and side. Built in cupboards.

#### BATHROOM 2.17m (7'1") x 1.79m (5'10")

Fitted with a 3 piece suite comprising bath, w.c and wash hand basin set in vanity unit. Fully tiled walls and floor. Window to rear. Envirovent extractor fan.

#### BEDROOM 2 4.7m (15'5") x 3.36m (11'0")

Double bedroom with windows to front and rear. Built in robes. Radiator,



**SERVICES:** Electric: Mains Supply, Gas: Unknown, Water: Mains Supply, Sewerage: Mains Supply, Telephone: Landline, Broadband: Unknown

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

**LISTED APPLIANCES:** Belling double oven and 4 ring hob, Indesit slimline dishwasher, Beko fridge/freezer and Hotpoint fridge.

**WHAT3WORDS:** tbc

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.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX

T: 01481 244544 - E: [info@chateaux.gg](mailto:info@chateaux.gg)

W: <https://www.chateaux.gg>

