

# Le Petit Coin

Route Isabelle - St Peter Port - GY1 1QR

Price £600,000



REF: **2460**

TRP: **199**



- 2 bedroom bungalow
- 2 reception, Kitchen & Shower room
- Development potential
- Large garage/workshop
- Located on the outskirts of St Peter Port
- Perry's Guide ref: 24D1

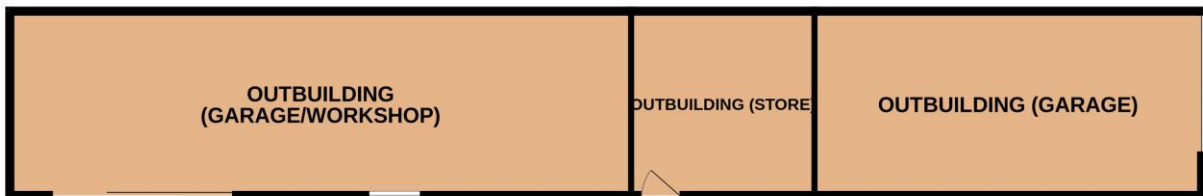












GROUND FLOOR



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.  
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Le Petit Coin has lots of potential from carrying out a simple modernisation program of the existing 2-bedroom bungalow and utilising the large outbuilding for parking, storage and/or workshop, to a complete redevelopment of the site to provide additional housing. The site is within the Main Centre and Main Centre Outer of the Island Development Plan where the principle of redevelopment is encouraged. To assist with any planning applications the current owners have had a full site GPS survey which is available upon request. Contact a member of the team here at Chateaux to arrange a viewing on 244544.

**ENTRANCE HALL 4.6m (15'1") x 1.12m (3'8")**

UPVC door opening into the entrance hall. Doors to lounge, dining room, two bedrooms and bathroom. Radiator. Trap through to loft space.

**LOUNGE 3.65m (12'0") x 3.57m (11'9")**

Windows to front and side. Working fireplace. Radiator

**BEDROOM 1 3.65m (12'0") x 3.58m (11'9")**

Double bedroom with window to front. Fireplace. Radiator

**BEDROOM 2 2.95m (9'8") x 2.8m (9'2")**

Bedroom with window to rear. Radiator.

**SHOWER ROOM 2.3m (7'7") x 1.77m (5'10")**

With corner Shower WC and basin set in vanity unit. Fully tiled walls and floor. Window to rear. Ladder style heated towel rail.

**DINING ROOM 3.57m (11'9") x 2.83m (9'3")**

Window to front. Fireplace. Radiator. Doors to Hall and Kitchen.

**KITCHEN 4.05m (13'3") x 2.18m (7'2")**

Window to front and door rear. Range of fully fitted light oak kitchen units together with one and a half bowl sink unit, Bosch slimline dishwasher, Hotpoint washing machine stoves gas hob. New World microwave. Stoves double oven. Extract hood over hob. Tiled floor.

**LARGE GRANITE OUTBUILDING**

Large outbuilding presently separated into three units. overall approx 950 sq ft of floor space.

**FRONT SECTION - Garage 7.75m (25'5") x 3.6m (11'10")**

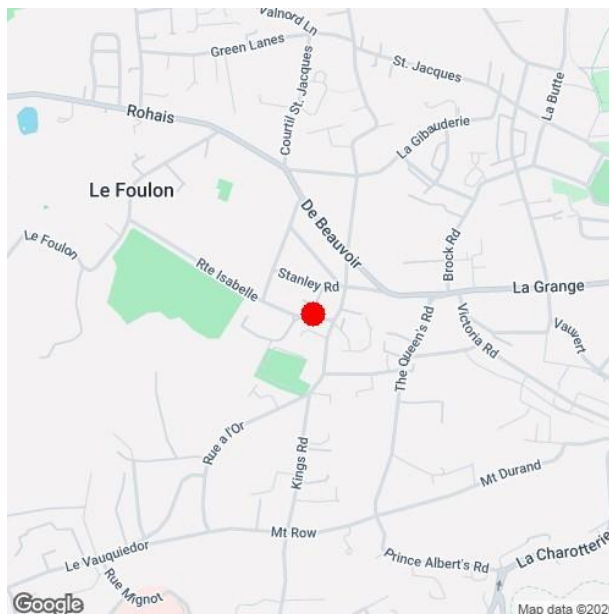
Front unit with electric roller shutter door providing garage or storage space. Approx 300 sq ft of space.

**MIDDLE SECTION - Garden store 3.72m (12'2") x 3.65m (12'0")**

Presently used as garden storage to the main house. approx. 150 sq ft of space.

**REAR SECTION - Garage/workshop 12.37m (40'7") x 3.8m (12'6")**

with sliding doors providing approx. 500 sq ft of space for either garaging or workshop of a combination of both.



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

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

**LISTED APPLIANCES:** Bosch slimline dishwasher, Hotpoint washing machine stoves gas hob. New World microwave. Stoves double oven.

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.