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2 The Palms

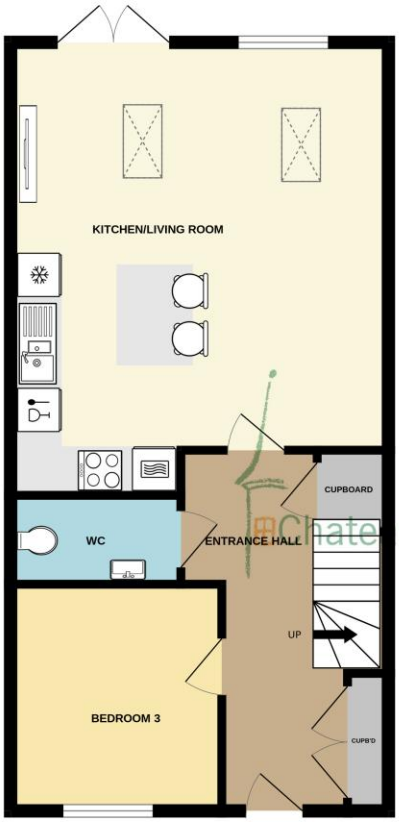
La Couture - St Peter Port - GY1 2DZ

Price £650,000

3 2 2

REF: **2544** TRP: **117**

- Only 4 years old of modern construction.
- Open plan style living area.
- 3 bedrooms.
- 2 bathrooms plus cloaks.
- Parking and gardens.
- Perrys Guide - Page 17 E3



GROUND FLOOR

1ST 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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`2 The Palms` is a low maintenance, modern family home or investment property built only 4 years ago, located on the outskirts of St Peter Port. The property comprises a twin bedroom, WC & open plan kitchen/living room which has direct access to the fully enclosed rear garden on the ground floor with an ensuite double bedroom, family bathroom and additional double bedroom on the first floor. Parking for two cars to the front together with area for putting out bins etc. Internal viewing is recommended to fully appreciate this new to market property.

ENTRANCE HALL 5m (16'5") x 2.25m (7'5")
Half glazed door to front. Cupboard incorporating electric meters and ideal for coat and shoe storage. Staircase to First Floor with large storage cupboard below. Under floor heating.

BEDROOM 3 3.05m (10'0") x 2.85m (9'4")
Presently used as a twin bedroom with window to front. Under floor heating.

WC 2.3m (7'7") x 1.22m (4'0")
Two piece suite comprising wash hand basin with vanity unit below and concealed flush WC. Under floor heating.

LOUNGE/KITCHEN/DINER 6.1m (20'0") Max x 5.2m (17'1") Max
A lovely open plan style room, partly vaulted ceiling incorporating two Velux roof lights. The kitchen area is fitted with a range of white high gloss wall and base units with Corian style worktops over incorporating a Franke one and half bowl sink together with. Neff appliances, double oven, microwave, induction hob with stainless steel extractor fan over, washing machine, dishwasher and fridge/freezer. Patio glazed doors opening out onto patio and rear garden together with window alongside. Under floor heating.

FIRST FLOOR LANDING 3m (9'10") x 2.1m (6'11")
Doors to both bedrooms & family bathroom, access to roof space via pull down loft ladder.

FAMILY BATHROOM 2.75m (9'0") x 2.2m (7'3")
Three piece suite comprising shower bath, wall hung wash hand basin with vanity unit with storage below and WC. Airing cupboard. Window to rear. Heated towel rail.

BEDROOM 1 3.75m (12'4") x 2.9m (9'6")
Double bedroom with window to front. Doors to landing and ensuite. Electric radiator.

ENSUITE SHOWER ROOM 2.25m (7'5") x 1.85m (6'1")
Three piece suite comprising corner shower unit, wash hand basin with storage under and WC. Window to front.

BEDROOM 2 4.1m (13'5") x 2.9m (9'6")
Double bedroom with window to rear. Electric radiator.

EXTERNAL
FRONT
The property is approached over a brick paved communal driveway, where there is allocated parking for two cars in tandem immediately in front of the property and an area for putting out bins etc. Path to one side providing good access to rear garden.

REAR
Enclosed garden bounded by hedging on two sides and wooden fencing to other laid mainly to lawn together with patio area. Garden shed.

SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre

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

LISTED APPLIANCES: Neff appliances, double oven, microwave, induction hob with stainless steel extractor fan over, washing machine, dishwasher and fridge/freezer.

WHAT3WORDS: probing.envies.twinkled

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
W: https://www.chateaux.gg

Chateaux estate agency