

**SOLE
AGENT**

Le Poulain

Rue de la Neuve Maison | St Saviour | GY7 9TG

Le Poulain is a charming detached three bedroom bungalow located in a tranquil corner of the rural parish of St Saviour's but close to the bus route to St Peter Port and the airport. Accommodation comprises lounge, kitchen, dining room, conservatory, three bedrooms, bathroom and WC. The property benefits from large front and rear gardens which are both laid to lawn with a domestic greenhouse. The tarmac driveway provides parking for a number of vehicles. Offered furnished or unfurnished. Regret no smokers. Pet considered. Available immediately.

£2,500 pcm

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

**Shields
& Rutland**

PHOTOS



PHOTOS

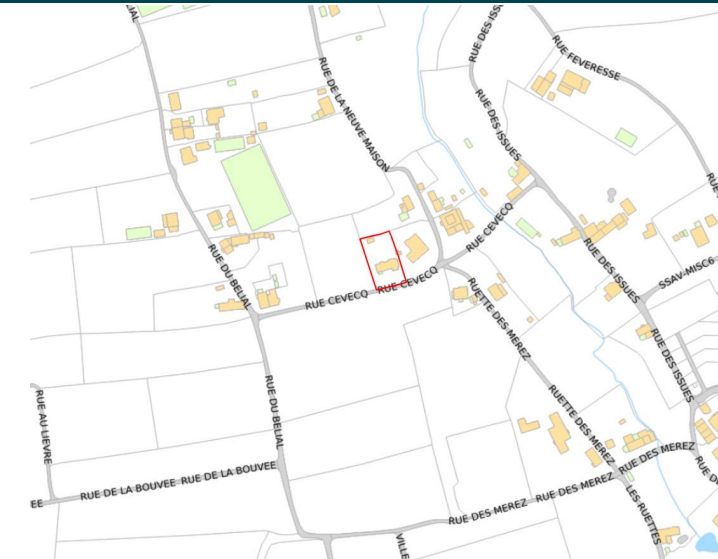


PHOTOS





SPECIFICATIONS



Hallway

6.24m x 1.11m (20' 6" x 3' 8")

Kitchen

4.26m x 2.31m (14' 0" x 7' 7")

Lounge

3.58m x 3.57m (11' 9" x 11' 9")

Dining Room

3.54m x 2.96m (11' 7" x 9' 9")

Conservatory

2.99m x 2.37m (9' 10" x 7' 9")

Bedroom 1

3.57m x 3.56m (11' 9" x 11' 8")

Bedroom 2

3.57m x 3.55m (11' 9" x 11' 8")

Bedroom 3/ Office

3.55m x 2.34m (11' 8" x 7' 8")

Bathroom

2.34m x 1.73m (7' 8" x 5' 8")

WC

2.34m x 1.10m (7' 8" x 3' 7")

Garden

The property benefits from large front and rear gardens which are both laid to lawn with a domestic greenhouse.

Parking

The tarmac driveway provides parking for a number of vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Rural and quiet location
- Abundance of parking
- Good storage
- Large gardens

SERVICES

Mains water and electricity.
Shared cesspit drainage with the neighbouring property.

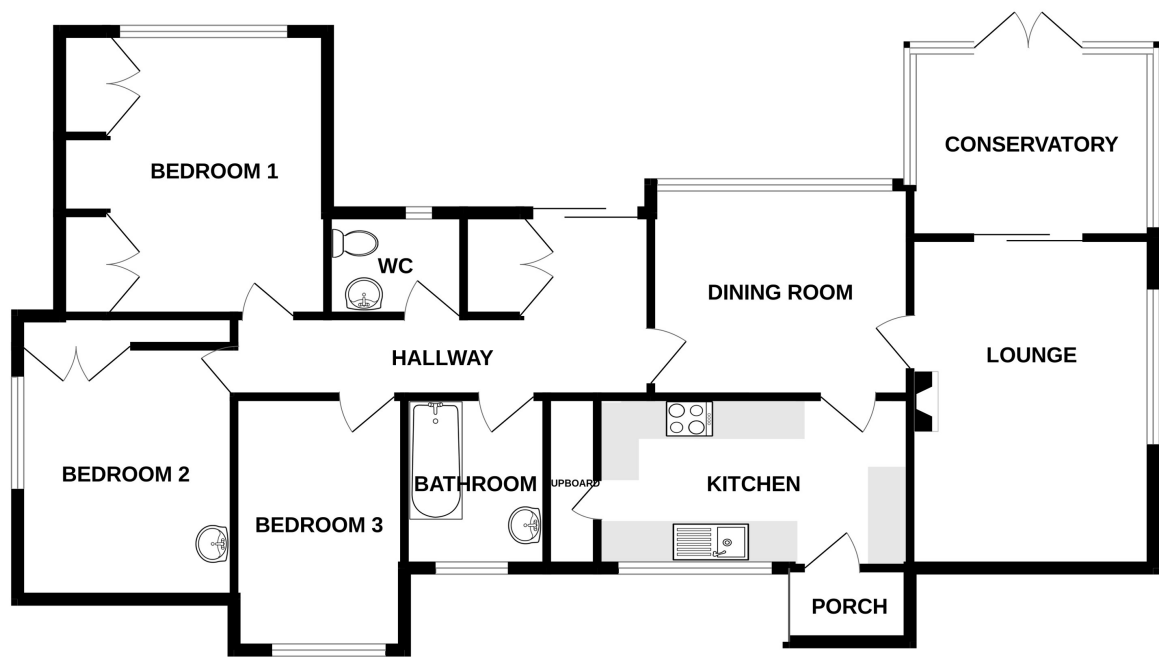
APPLIANCES INCLUDED

- Four ring hob
- Extractor fan
- Oven
- Washing machine
- Fridge

SCHOOL CATCHMENT

La Houquette Primary School
and Les Beaucamps High School

GROUND FLOOR



LE POULAIN

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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