

SOLE  
AGENT

## La Folie Douce

First Tower Lane | St Peter Port, | GY12RZ

La Folie Douce is located in a quiet lane near the amenities of Admiral park and within walking distance of the town centre and Beau Sejour. Accommodation comprises open plan lounge/kitchen/diner, two large double bedrooms (the master benefitting from comprehensive fitted storage), a bathroom and a WC. The low maintenance rear garden is perfect for entertaining. There are two allocated parking spaces to the rear and an abundance of on-street parking in the area. Ideally suited to a mature couple. Not suitable for young children. Regret no smokers, pets or sharers. Available from June 2025.

2 BEDROOMS

1 BATHROOM

1 RECEPTION

**£2,300 pcm**

ESTATE AGENTS & PROPERTY MANAGERS

Shields  
& Rutland

OPENING DOORS SINCE 1993

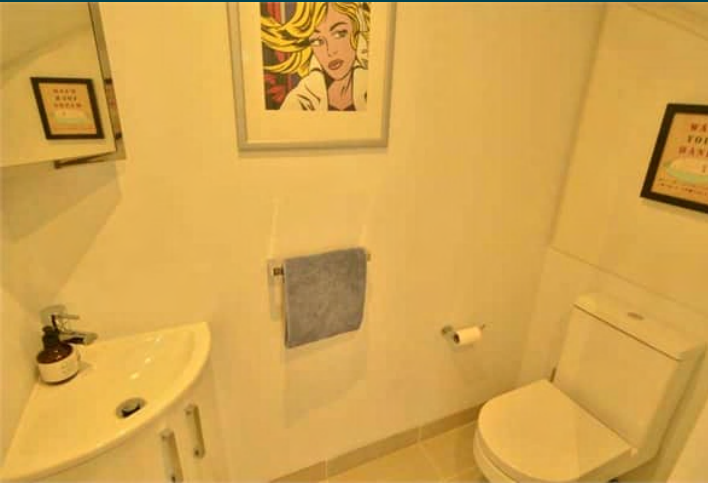
# PHOTOS



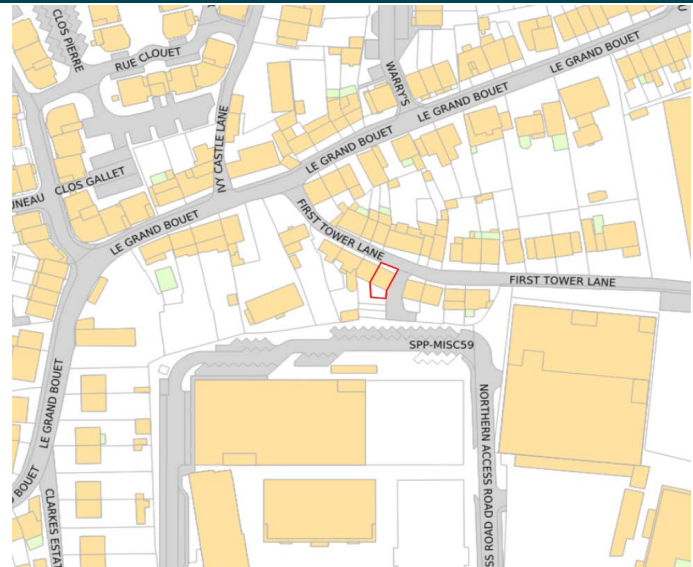
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

6' 7" x 5' 11" (2.00m x 1.81m)

## WC

6' 1" x 5' 10" (1.85m x 1.79m)

## Lounge/Diner

19' 8" x 13' (6.00m x 3.96m)

## Kitchen area

11' 10" x 7' 3" (3.60m x 2.20m)

## First Floor Landing

6' 10" x 5' 3" (2.08m x 1.60m)

## Bedroom 1

18' 1" x 7' 7" (5.50m x 2.30m)

## Bedroom 2

12' 10" x 10' 2" (3.90m x 3.10m)

## Bathroom

7' 7" x 6' 9" (2.30m x 2.06m)

## Garden

The low maintenance rear garden is completely laid to gravel. Perfect for al fresco dining and entertaining.

## Parking

There are two allocated parking spaces in the car park at the rear.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Double glazing
- Under floor heating throughout
- Two month deposit required
- Amenities close by

## SERVICES

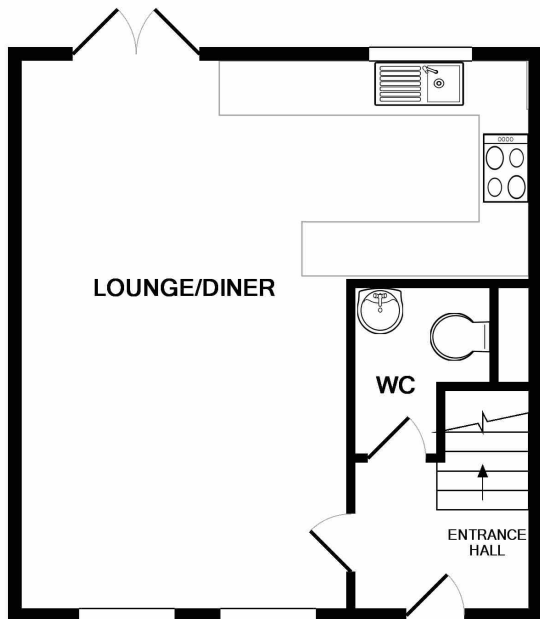
Mains water, electricity and drainage.

## APPLIANCES INCLUDED

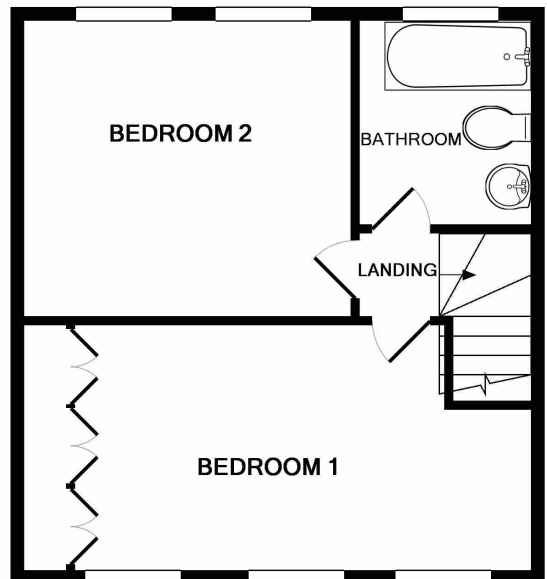
Cable electric oven  
Four ring hob  
Extractor fan  
Cable dishwasher  
Cable washer/dryer  
Fridge/freezer

## SCHOOL CATCHMENT

Les Varendes High School



GROUND FLOOR



1ST FLOOR

## LA FOLIE DOUCE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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