



## Vouvray

Amherst | St Peter Port | GY12DW

This detached family home is presented to the market in move-in condition but would benefit from some modernisation. The property is set back from the road in an attractive St Peter Port location with Beau Sejour and Cambridge Park on the doorstep and the centre of town a pleasant ten minute walk away. This wonderful chalet bungalow offers spacious rooms and boasts a number of original features throughout. Accommodation comprises a large lounge, kitchen/diner, three bedrooms, a study, a shower room, a WC and a glazed boot room/utility area. To the rear of the property is a mature garden that has been beautifully landscaped to create privacy while also providing a small patio area and a lawn. A greenhouse and a potting shed complete this low maintenance garden. To the side of the house is a partially covered gravel driveway which can facilitate at least three vehicles. There is also a large detached garage/workshop.

**£665,000**

ESTATE AGENTS & PROPERTY MANAGERS

**3 BEDROOMS**

---

**1 BATHROOM**

---

**1 RECEPTION**

---

**Shields  
& Rutland**

OPENING DOORS SINCE 1993



PHOTOS



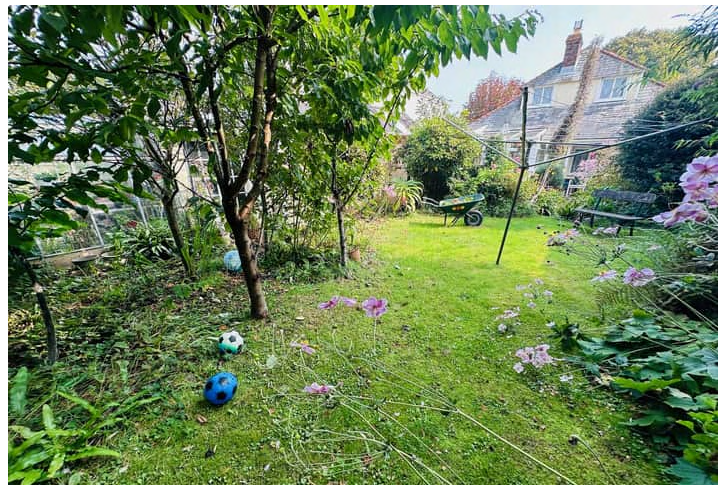


PHOTOS



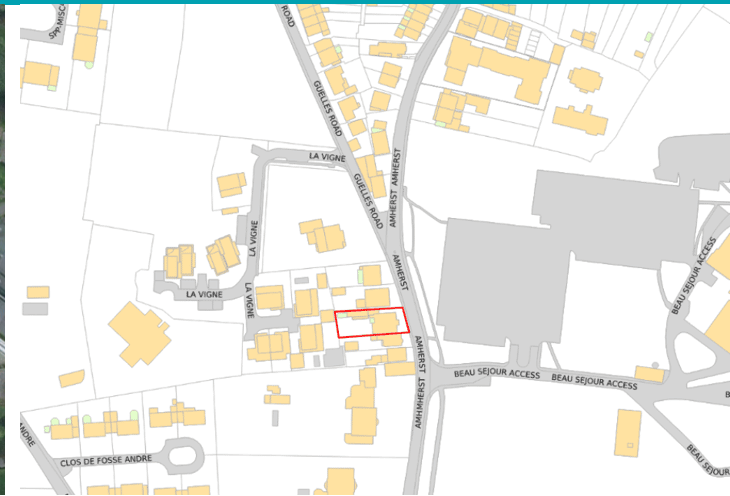


PHOTOS





# SPECIFICATIONS



## Entrance Hall

5.93m x 2.22m (19' 5" x 7' 3")

## Lounge

5.50m x 3.60m (18' 1" x 11' 10")

## Kitchen/Diner

3.76m x 3.66m (12' 4" x 12' 0")

## Bedroom 1

3.70m x 3.66m (12' 2" x 12' 0")

## Bedroom 2

4.83m x 2.92m (15' 10" x 9' 7")

## Boot Room/Utility Area

2.54m x 2.29m (8' 4" x 7' 6")

## WC

2.24m x 1.10m (7' 4" x 3' 7")

## Shower Room

2.60m x 1.68m (8' 6" x 5' 6")

## First Floor Landing

2.47m x 1.94m (8' 1" x 6' 4")

## Bedroom 3

4.49m x 3.20m (14' 9" x 10' 6")

## Study

3.10m x 2.17m (10' 2" x 7' 1")

## Garage

7.62m x 2.62m (25' 0" x 8' 7")

## Garden

To the rear of the property is a mature garden that has been beautifully landscaped to create privacy while also providing a small patio area and a lawn. A greenhouse and a potting shed complete this low maintenance garden.

## Parking

To the side of the house is a partially covered gravel driveway which can facilitate at least three vehicles. There is also a large detached garage/workshop.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Convenient location
- Detached workshop/garage
- Beautiful garden
- Original features
- Multi-fuel burning stove

## SERVICES

Mains water, electricity and drainage. Oil fired central heating.

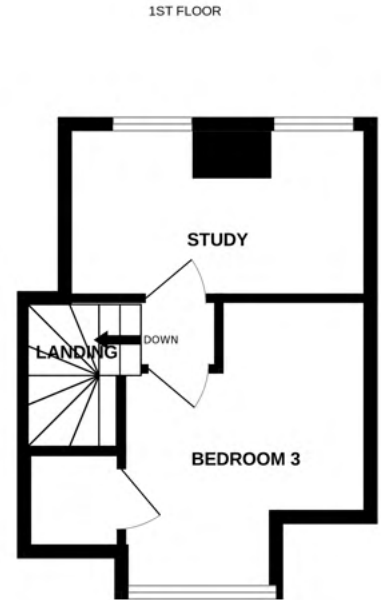
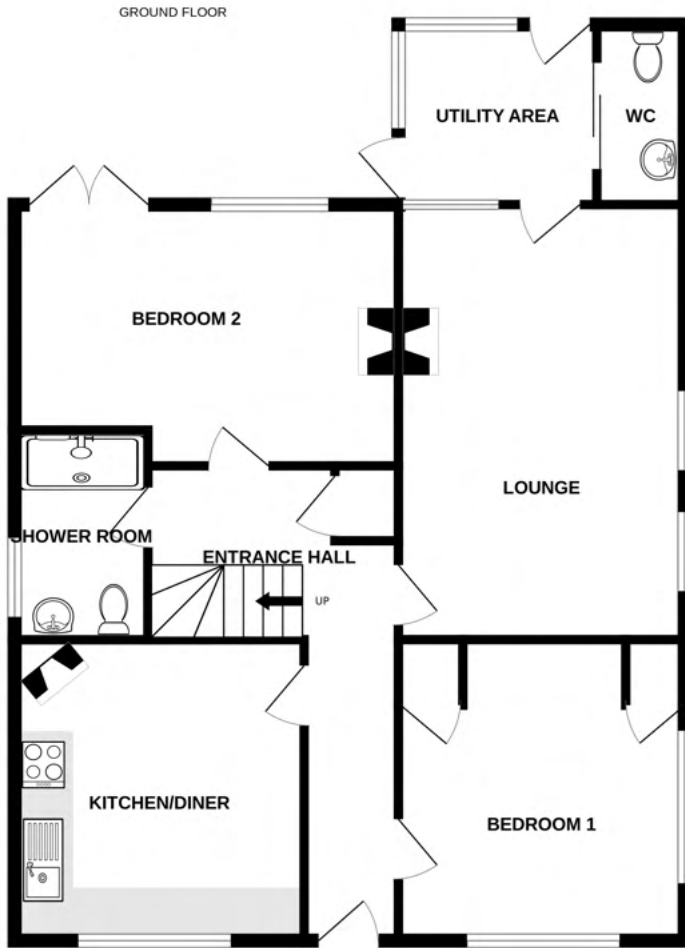
## APPLIANCES INCLUDED

- Belling double oven
- Four ring hob
- Extractor fan
- LEC fridge
- Hotpoint freezer
- Hotpoint washing machine
- Indesit tumble dryer

## SCHOOL CATCHMENT

Amherst Primary School and Les Varendes High School

# FLOORPLAN



VOUVRAY

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

T 01481 714445  
E info@shieldsandrutland.gg

Shields & Rutland, 31 Gategny Esplanade, St Peter Port,  
Channel Island, GY1 1WR

[shieldsandrutland.gg](http://shieldsandrutland.gg)

Shields  
& Rutland

OPENING DOORS SINCE 1993