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# La Villetta

Perry's: T D5

TRP: 103

Parish: St Peter Port

Price: £400,000



A 3 bedroom detached bungalow offering plenty of scope to put your own creative ideas into there is potential to extend the living accommodation (subject to the necessary planning permissions).

The property is situated at the end of a Clos road with parking for up to 4 cars. Ideally situated on the outskirts of St Peter Port.

An ideal property for either those of you moving up the property ladder or for those of you not too keen on stairs. Early viewing is recommended as Bungalows are in high demand at present.

Accommodation Comprises:- Entrance Hall. Living Room. 3 Bedrooms. Family Bathroom. Kitchen. Garden and Parking.

- Detached 3 bedroom bungalow
- Scope to extend if necessary
- Outskirts of St Peter Port
- Oil central heating
- Garden and Parking



Entrance hallway



Master bedroom

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**Open entrance porch, Upvc obscure half glazed door with side insets into:-**

**ENTRANCE HALL**

L shaped in design. Access to good size loft space. Built-in storage cupboard. Amtico flooring. Cupboard housing electrics. Recessed ceiling lights. Radiator. Doors off to:-

**LIVING ROOM**

Upvc windows with blinds to front and side garden. Feature tiled fireplace surround and hearth with mantle over built in display units with drawers and tv/dvd shelf. Open plan wall shelving. Amtico flooring. Recessed ceiling lights. TV/Sat/Phone points. Radiator.

**MASTER BEDROOM** 3.61m (11'10") x 3.34m (11')

Upvc window with blinds to front garden. Run of wardrobes with storage space. Radiator. Laminated flooring. Recessed ceiling lights.

**BEDROOM 2** 3.61m (11'10") x 3.16m (10'4")

Upvc window with blinds overlooking rear garden. Amtico flooring. Radiator. Recessed ceiling lights.

**BEDROOM 3** 3.61m (11'10") x 2.11m (6'11")

Upvc window with blinds to side. Built-in wardrobes with cupboards above. Amtico flooring. Recessed ceiling lights. Radiator.

**FAMILY BATHROOM** 2.53m (8'4") x 1.66m (5'5")

Upvc obscure glazed window with blinds to rear garden. 3 piece suite in white, comprising tiled panel bath with mixer tap shower attachment over and curtain screen. Vanity unit with inset hand basin, cupboard under, mirror and shaver point over. WC with concealed cistern. Fully tiled walls. Radiator. Amtico flooring. Medicine cupboard/drawers. Recessed ceiling lights.

**KITCHEN/BREAKFAST ROOM** 3.34m (11') x 3.14m (10'4")

Windows to rear and side. Range of floor and wall units with worktops over incorporating an acrylic sink unit with mixer tap over. Recessed ceiling lights. Ceramic tiled flooring. Free standing Belling oven/grill/hob unit with extractor fan over. Hotpoint washing machine. Dishwasher and Fridge / Freezer. Wooden obscure glazed door to rear garden.



Bedroom 2



Bedroom 3



**EXTERIOR  
FRONT**

The property is approached from the Clos road. Steps lead down to the entrance porch and main door. The front and side gardens are low maintenance in design due to the newly laid non slip decking. Access to the rear garden is by either side of the property through wooden gates. The front and side gardens are bounded by hedging and larch lap fencing. Parking for up to 4 cars.

**REAR**

The rear garden is mainly laid to lawn offering a sunny disposition, ideal for entertaining family and friends over a bbq. Bounded by larch lap fencing and granite walls. (Subject to planning permission the rear of the property would be ideal for a large conservatory / extension.)

Service Charges:

**N.B** Residents maintenance charge £5.00 pcm (Upkeep of road and cleaning property gutters)

Services:

Mains Electricity, water, drains, oil fired central heating. Upvc double glazed windows. Wooden kitchen door.

Included in the Sale:

All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.



Family bathroom

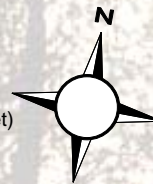


Kitchen - breakfast room

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**Ground Floor**  
Approx. 72.7 sq. metres (783.1 sq. feet)



Viewing is strictly by appointment with Inspired Estate Agents Ltd.  
This document has been created as a guide to the property's particulars. It is not part of any contract. Every effort has been taken to ensure the details included herein are correct but we cannot guarantee their accuracy.  
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