

# LE GUET

SOLE AGENT



## 4

BEDROOMS

## 2

BATHROOMS

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**£4,000 ST. PETER**

ENTITLED/LICENSED. Livingroom is delighted to introduce this immaculately presented family home with panoramic sea/country views over St. Ouen and within proximity of the local beaches, cafes and restaurants. The accommodation is configured over three floors comprising an entrance hall, cloakroom, a newly fitted kitchen, a sitting room with functional fire and access to the gardens, a good-sized utility room and an integral double garage. The first floor provides two double bedrooms (primary En-suite) and a house bathroom with a further double bedroom, single bedroom/study and storeroom (with restricted head height) on the second floor. Externally, there are beautifully maintained gardens and terraces with established tree/hedge borders and driveway parking for several vehicles. Available January 2025. Pets considered. Please contact our Lettings Team on 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com).



**LIVINGROOM**  
The Channel Island Estate Agent

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**GROUND FLOOR**

Sitting room	25'7 x 21'0
Kitchen	9'9 x 7'8
Cloakroom	5'8 x 3'0
Utility room	22'0 x 5'2
Integral double garage	21'3 x 20'8

**FIRST FLOOR**

Primary bedroom	13'3 x 11'10
En-suite bathroom	9'8 x 7'4
Bedroom two	11'11 x 10'6
Bathroom	12'3 x 7'6

**SECOND FLOOR**

Bedroom three	17'5 x 12'6
Bedroom four/study	10'7 x 10'1
Internal storage room (reduced head height)	7'7 x 7'7

**KEY FACTS**

Panoramic sea and country views of St. Ouen  
 Within close proximity of the local beaches and restaurants/cafes  
 Immaculately presented  
 Newly fitted kitchen & separate utility room  
 Large sitting room with functional fire and access to the gardens  
 Three double bedrooms and one single bedroom/study  
 Internal storeroom (reduced head height)  
 Integral double garage  
 Beautifully maintained lawned/terraced gardens  
 Driveway parking for several vehicles  
 Pets considered  
 Available January 2025  
 ENTITLED/LICENSED

**SERVICES**

Cesspit

**HEATING**

Oil fired central heating

**APPLIANCES**

Neff double electric ovens  
 Neff induction electric hob and extractor  
 Neff dishwasher  
 Neff fridge/freezer

**INCLUSIONS**

To include all items listed in the inventory/condition report

**SCHOOL CATCHMENT**

St Peter  
 Les Quennevais

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£4,000**



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