



Saintilan

10 Croutes Havilland, St Peter Port, GY1 1EX

£325,000

LOCAL MARKET

SOLE AGENT

This delightful detached chalet bungalow, available to cash buyers only, is situated on a quiet lane on the outskirts of St Peter Port, while remaining conveniently close to the amenities of St Martin's Village.

Well-proportioned throughout, areas would benefit from modernisation, offering an excellent opportunity for customization. The ground floor features a bright and airy lounge/ diner, a kitchen, bedroom, bathroom and the aforementioned conservatory. Upstairs, you'll find a second bedroom, practical separate WC and a versatile further room which could serve as a study or nursery. Externally, Saintilan enjoys a west-facing rear garden, predominantly laid to lawn, perfect for outdoor enjoyment.

School catchment: St Martin's Primary School / Les Beaucamps High

Key facts



- Detached chalet bungalow
- 2 bedrooms plus study/nursery
- Pleasant rear garden
- Quiet location
- Requires modernisation
- Cash buyers only

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



**cooper
brouard**
GUERNSEY'S ESTATE AGENT

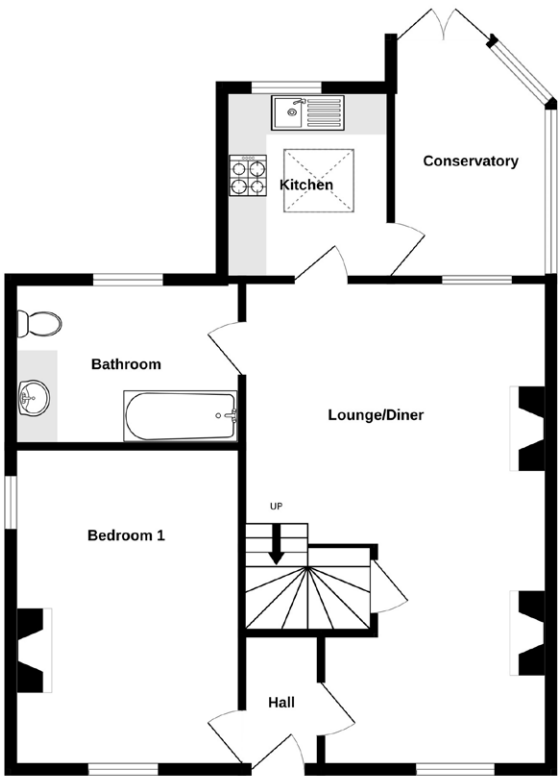




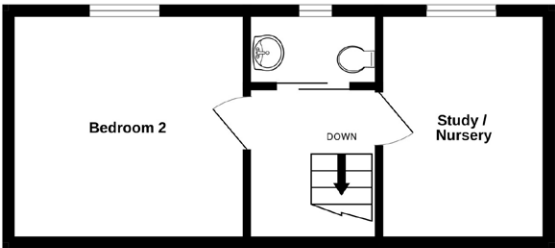


Floorplan

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2024

GROUND FLOOR

Entrance hall

6'3 x 3'5 (1.9m x 1m)

Bedroom 1

15'3 x 10'10 (4.6m x 3.3m)

Lounge/ diner

23' x 14'8 (max) (7m x 4.5m max)

Bathroom

9'4 x 7' (2.9m x 2.1m)

Kitchen

9'1 x 8'8 (2.8m x 2.7m)

APPLIANCES

- Hotpoint oven and grill oven
- Hotpoint hob
- Hotpoint extractor

Conservatory

14'6 x 7'10 (4.5m x 2.4m)

FIRST FLOOR

Landing

7'4 x 6'2 (2.2m x 1.9m)

Bedroom 2

12'6 (into eaves) x 10'2 (3.8m x 3.1m)

Study / nursery

11'11 (into eaves) x 7'4 (3.7m x 2.2m)

WC

6'1 x 2'8 (1.9m x 0.8m)

EXTERNAL

The property is approached off a pathway which leads in front of the Croutes Havilland Cottages. There is an area to the front of the property which is laid to lawn with a pathway to the front door. To the rear of the property is a garden area laid to lawn with a small greenhouse, all of which is bounded by fencing and mature shrubbery.

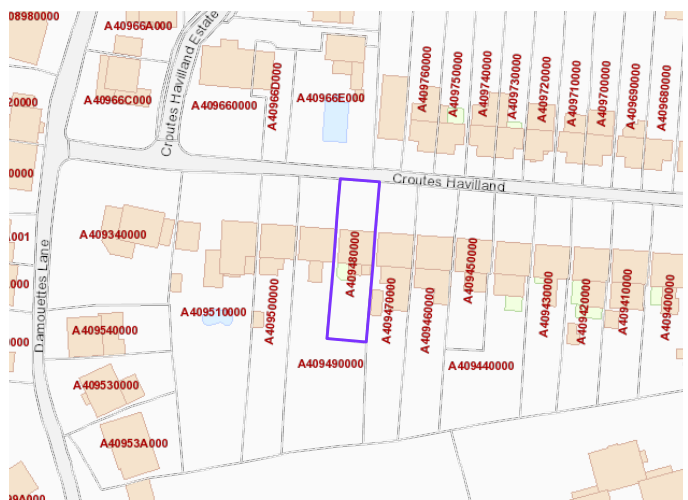
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, gas central heating, uPVC double glazing.

Perry's ref: 25 F4

what3words: tweezer.rainstorm.goats

TRP: 129



Mapping / Aerial Photography Copyright (C) States of Guernsey 2024

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney