



# Ashburton

Route Isabelle, St Peter Port, GY1 1QR

## £675,000

LOCAL MARKET

SOLE AGENT

'Ashburton' is an immaculately presented period property on the outskirts of St Peter Port.

Accommodation comprises a characterful sitting room and dining room with double doors leading to the garden and a bright and airy kitchen. The first floor comprises two bedrooms and a family bathroom whilst the third floor has a spacious bedroom with lovely views out of the captain's window. To the rear there is a delightful southwest facing, tiered garden with two patioed seating areas and a lawned area at the back with a shed/workshop.

School catchment: Vauvert Primary School / Les Varendes High School

### Key facts



- Rented transferable parking space
- Three double bedrooms
- Well presented throughout
- Tiered south facing gardens

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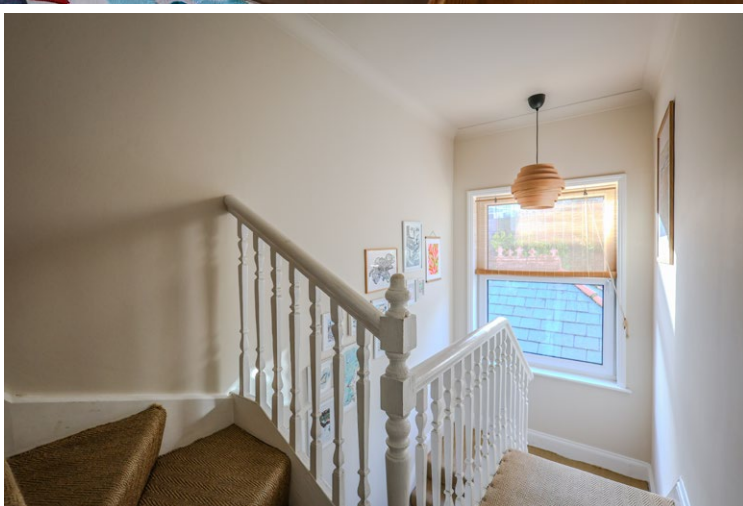
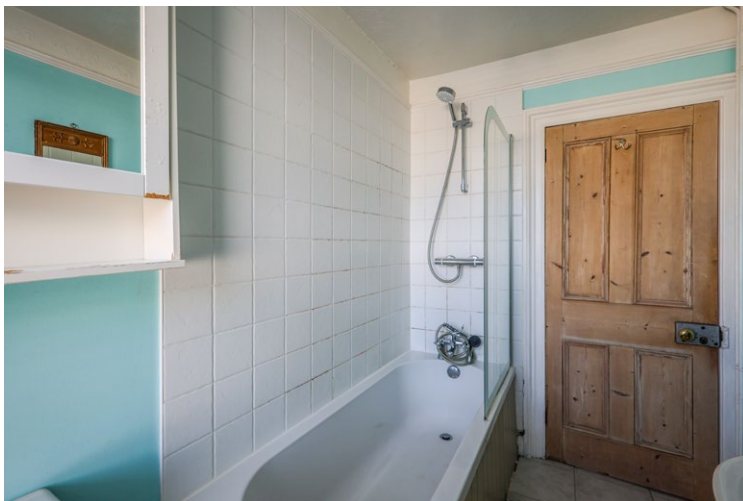


















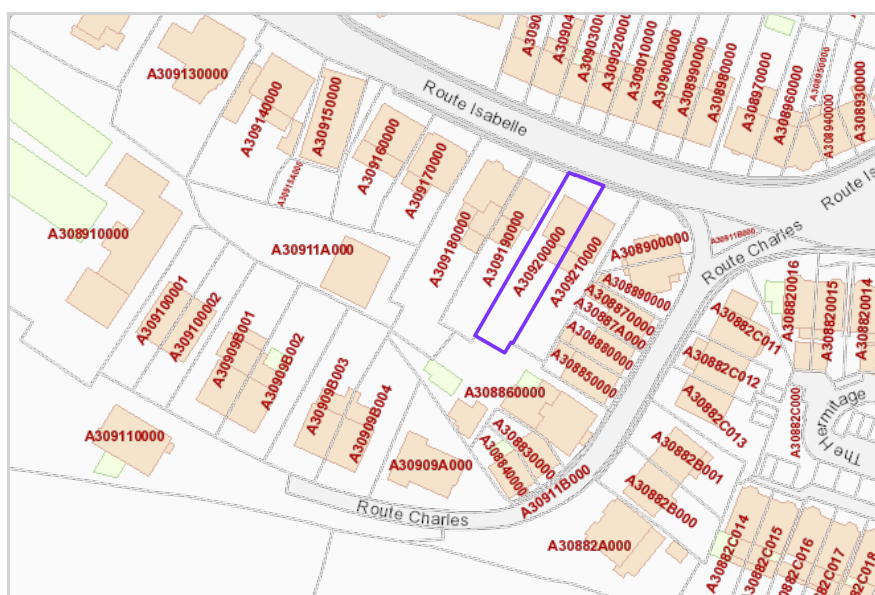








## Floorplan



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## Ground Floor

## Entrance hall

24'3 x 5'4 max (7.4m x 1.6m)

## Lounge

12'5 x 12'1 (3.8m x 3.7m)

## Dining room

11'8 x 11' (3.6m x 3.4m)

## Kitchen

11'7 x 8'6 (3.6m x 2.6m)

## APPLIANCES

- Rangemaster oven
- hob and extractor fan
- Hotpoint washing machine
- Neff dishwasher
- Samsung fridge/freezer

## FIRST FLOOR

## Landing

16'2 x 5'4 (4.9m x 1.6m)

## Bedroom 1

11'8 x 10'6 (3.6m x 3.2m)

## Bedroom 2

12' x 10'7 (3.7m x 3.3m)

## Bathroom

8'3 x 5'4 (2.5m x 1.6m)

## SECOND FLOOR

## Bedroom 3

19'6 x 13'1 (5.9m x 4m)

## EXTERIOR

The property is approached off Route Isabelle where there are plenty of on street parking options and a transferrable rented parking space. To the front is an enclosed and gated front garden setting the property back from the road. To the rear are double doors leading to a mature split-level garden with two patioed seating areas, a lawned area, gated side access and a good-sized workshop/shed.

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

**Services:** Mains electricity and water, mains drainage, oil fired central heating, uPVC double glazing.

**Perry's ref:** 4 C7

**what3words:** blessings.happier.spring

**TRP:** 151

## CONTACT OUR LOCAL MARKET TEAM



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