



Camaret

Les Cotils, St Peter Port, GY1 2LY

£795,000

LOCAL MARKET

SOLE AGENT

Perched on an elevated position, this two-bedroom bungalow boasts breathtaking views across the east coast, Castle Cornet, and the surrounding islands.

The accommodation comprises two well-proportioned bedrooms, a versatile study, and a spacious open-plan kitchen/diner flowing seamlessly into the lounge. While the property would benefit from upgrading and modernisation throughout, it presents a superb opportunity for buyers to create a bespoke property. Outside, a low maintenance wrap-around garden good on-street parking is conveniently located nearby.

A rare chance to transform a well-located home with unbeatable views into something truly special.

School catchment: Amherst Primary School / Les Varendes High School

Key facts



- Detached bungalow
- Spectacular views over the east coast
- Two bedrooms plus study
- On street parking in immediate area
- In need of modernisation and upgrading

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GUERNSEY'S ESTATE AGENT













GROUND FLOOR

Entrance hall

11' x 4'8 x 24'3 x 3' (L Shaped)

Kitchen/diner

28'7 x 9'3

APPLIANCES

- Electrolux 4 ring hob
- Extractor
- Bosch double oven
- Hoover fridge freezer
- Hotpoint dishwasher
- Siemens washing machine

Lounge

18'5 x 14'5 (5.6m x 4.4m)

WC

9'9 x 4' (3m x 1.2m)

Bathroom

10'2 x 7'5 (3.1m x 2.3m)

Study

10' x 6'6 (3.1m x 2m)

Bedroom 1

16'8 x 14'9 (5m x 4.5m)

Bedroom 2

13'4 x 9' (4.1m x 2.7m)

EXTERIOR

Set down from the road, a pathway and steps lead gently down to the front entrance, framed by a wrap-around garden. The low maintenance garden is mainly laid to lawn, with a patio area to the rear. From every corner of the garden, there are breathtaking views stretching across the east coast, Castle Cornet, and the neighbouring islands.

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

Services: : Mains electricity and water, mains drainage, electric central heating, part timber single glazing and uPVC double glazing.

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