

# MAWSON COLLINS

PROPERTY SPECIALISTS

£609,000



## Deejon, Le Bouet, St Peter Port

Perry's guide reference: 17 F2





- Spacious, Detached 3 Bedroom Bungalow
- Recently Upgraded With Smart Kitchen
- 2 Attic Rooms Ideal For Storage Or As Hobby Room
- Easy To Maintain Side Patio & Lawn
- Detached Garage/Workshop & Ample Pkg
- TRP 204

### Description

A well presented three bedroom bungalow located in a convenient St Peter Port location, close to amenities and on a good bus route.

Recently upgraded, the accommodation comprises a smart kitchen leading through a dining room, in addition to a lounge featuring a wood burning stove, three double bedrooms and a modern shower room. The property benefits from two spacious attic rooms, ideal for storage or alternatively could be utilised as a hobby room.

Externally, there is a side patio and lawn with a tiered area which leads around the back of the property, as well as a detached garage/workshop and parking for multiple vehicles.

A great home ideal for those looking to move up the ladder or equally an excellent property to downsize to. Quick viewing highly recommended by Mawson Collins Limited.

























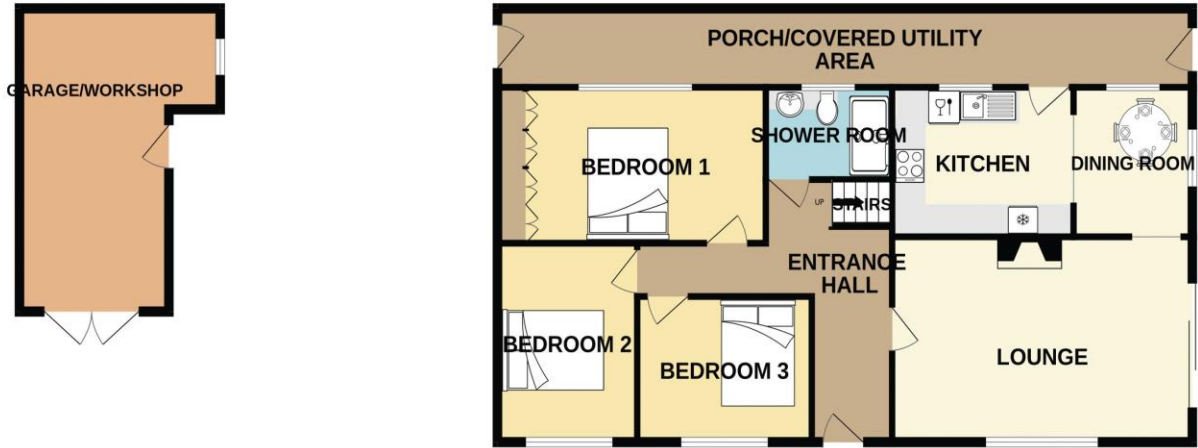




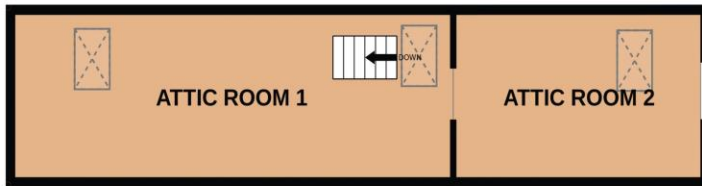




GROUND FLOOR



1ST FLOOR



**Inclusions**

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

- Zanussi electric oven
- Zanussi induction hob
- Brushed steel extractor fan
- Integrated Zanussi dishwasher
- Bosch fridge/freezer

**Room Measurements**

**GROUND FLOOR**

Entrance Hall	15' 5" x 6' 2" (4.71m x 1.89m)
Lounge	18' 8" x 11' 11" (5.68m x 3.62m)
Dining Room	8' 8" x 7' 5" (2.65m x 2.25m)
Covered Porch/ Utility Area	39' 9" x 4' 9" (12.11m x 1.46m)
Kitchen	10' 10" x 8' 10" (3.30m x 2.70m)
Shower Room	7' 9" x 5' 6" (2.36m x 1.68m)
Bedroom 1	12' 8" x 8' 11" (3.86m x 2.71m)
Bedroom 2	11' 10" x 8' 8" (3.61m x 2.64m)
Bedroom 3	10' 10" x 8' 6" (3.31m x 2.59m)

**FIRST FLOOR**

Attic Room 1	27' 11" x 9' 11" (8.52m x 3.02m)
Attic Room 2	14' 4" x 9' 11" (4.36m x 3.01m)

**EXTERIOR**

Garage	17' 7" x 9' 9" (5.37m x 2.98m)
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**Possession**

By arrangement.

**Services**

Mains water, electricity and drainage. Electric central heating. uPVC double glazing.

The property is of single block construction.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.