

£4,512 p.c.m.



## Breeze, Beauregard Lane, St Peter Port

Well Presented Three Bedroom Family Home – Open Market Part A

Perry's Guide Reference: 3 K5





- Open Market Part A
- Well Presented Three Bedroom Bungalow
- Stunning Sea & Island Views
- Spacious Modern Living Area
- Garden & Ample Parking
- Available February 2024

Breeze is a well-presented detached bungalow in a private location with stunning sea views. The property comprises three bedrooms, one with an en-suite, a family bathroom and a spacious living area open which opens into the kitchen. Externally there is a good size garden with terrace, perfect for alfresco dining as well as parking for several cars.

This a family home of style and character which has been renovated over recent years to a high standard offering modern, comfortable living.

The property needs to be viewed to really appreciate and take in the breath-taking sea and island viewings. Internal viewings is highly recommended by Mawson Collins Limited.





































## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Appliances

- Hotpoint oven
- Hotpoint extractor fan
- Hotpoint oven
- Hotpoint dishwasher
- Fisher & Paykel fridge/freezer
- Siemens washing machine
- Bosch tumble dryer

### Room Measurements

Entrance Hall	11' 7" x 7' 11" (3.533m x 2.412m)
Hall	38' 2" x 3' 7" (11.638m x 1.096m)
Kitchen/Lounge/Diner	26' 5" x 15' 9" (8.041m x 4.809m)
Bedroom 1	20' 2" x 15' 9" (6.137m x 4.809m)
Ensuite	9' 9" x 9' 4" (2.967m x 2.852m)
Bedroom 2	16' 11" x 11' 6" (5.156m x 3.513m)
Bedroom 3	13' 3" x 8' 5" (4.049m x 2.569m)
Family Bathroom	9' 1" x 8' 4" (2.772m x 2.538m)
Cloakroom	6' 3" x 5' 6" (1.917m x 1.669m)



**Possession**

Available February 2024 until April 2025, subject to satisfactory references and landlords consent.

**Deposit**

£12,500.

**Additional Costs**

Electricity, water, Wi-Fi, tv, occupiers rates/refuse rates, annual boiler service & waste charge.

**Services**

Mains water, electricity and drainage.

Electric central heating.

**Please Note**

Regret no pets or smokers.

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.