

# MAWSON COLLINS

PROPERTY SPECIALISTS

£649,000



16, 18 & 20 Mount Durand, St Peter Port

Perry's guide reference: 5 H9



- Large Period Property & Carpark/Plot
- With Adjoining Store/Workshop
- Development/Renovation Opportunity
- Situated On Outskirts Of Town
- Elevated Position, Town & Sea Views
- No. 16 -TRP 190
- No. 18 - TRP 27

### Description

A large property, with a former shop to one side and an area currently proving parking for ten vehicles located on the western outskirts of St Peter Port and representing an interesting development opportunity.

The house whilst requiring extensive renovation, is spacious and has an elevated lawned garden to the rear, enjoying town and sea views. Internally, there is a kitchen/diner, lounge, bathroom and W.C. on the ground floor, with three/four double bedrooms on the first floor and two further double bedrooms, a kitchenette and shower room on the second floor.

The adjoining building (formerly a shop) is currently used as a store and there are ten leased parking spaces (with a currently rental income of £12,000 per annum) however the vendors have received an indication that the site could be cleared and an individual dwelling or several smaller units of accommodation constructed (subject to relevant Planning permissions).





















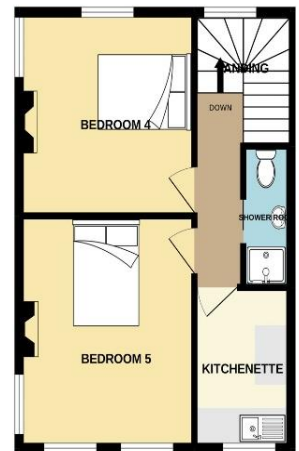
GROUND FLOOR



1ST FLOOR



2ND 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

To include the fitted flooring, any curtains/window coverings and light fittings.

Appliances include:

- Hotpoint electric oven, grill & hob (partially functioning)

## Room Measurements

NO. 16

### GROUND FLOOR

Entrance Hallway	24' 1" x 4' 6" (7.33m x 1.36m)
Lounge	12' 10" x 12' 8" (3.91m x 3.86m)
Kitchen	11' 9" x 11' 1" (3.59m x 3.37m)
Rear Hall	7' 11" x 3' 1" (2.42m x 0.93m)
Bathroom	7' 11" x 7' 5" (2.41m x 2.25m)
W.C.	6' 11" x 4' 1" (2.10m x 1.24m)

### FIRST FLOOR

Landing	11' 11" x 6' 2" (3.63m x 1.87m)
Bedroom 3	15' 9" x 7' 9" (4.79m x 2.36m)
Bedroom 1	11' 5" x 11' 4" (3.48m x 3.46m)

Bedroom 2	12' 10" x 8' 10" (3.92m x 2.69m)
Bedroom 4	12' 10" x 8' 10" (3.92m x 2.69m)

### SECOND FLOOR

Landing	15' 2" x 6' 1" (4.63m x 1.85m)
Shower Room	7' 9" x 3' 1" (2.37m x 0.95m)
Bedroom 5	11' 4" x 11' 2" (3.46m x 3.41m)
Bedroom 6	12' 10" x 12' 8" (3.91m x 3.87m)
Kitchenette	10' 0" x 6' 6" (3.06m x 1.97m)

### EXTERIOR

Shed/Workshop	12' 4" x 6' 8" (3.77m x 2.04m)
NO. 18	21' 8" x 11' 6" (6.60m x 3.50m)





### Possession

By Arrangement.

### Services

Mains water, electricity and drainage.

The property is of brick construction and No. 16 Mount Durand is Heritage Listed.



Disclaimer: For clarification we wish to inform prospective purchasers 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.