

# MAWSON COLLINS

PROPERTY SPECIALISTS



## Saunton Rise, La Charroterie, St Peter Port

Perry's guide reference: 25 E2



- Stylish Newly Renovated Townhouse
- With 2 Beds & Large Attic Room
- Balcony To Rear & Covered Parking
- Ideal 1st Purchase/Buy-To-Let
- Close To Town Centre
- TRP 100

### Description

A newly renovated town property located a short stroll from the town centre and with the added benefit of a car port providing parking for one vehicle.

The stylish accommodation comprises a modern kitchen, spacious lounge/diner and W.C. on the ground floor. The first floor offers two double bedrooms and a bathroom, in addition to access onto a sizeable south-facing balcony with glass balustrades. The second floor provides a large attic room, ideal for storage or which could be utilised as a study or dressing room.

Finished to a high standard throughout, this would make an ideal first time buy or for those looking to move up the property ladder and is a great alternative to an apartment.

Quick viewing highly recommended by Mawson Collins Limited.





























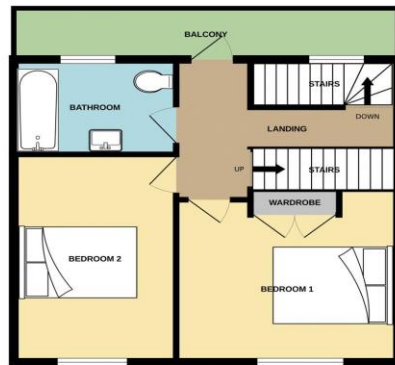




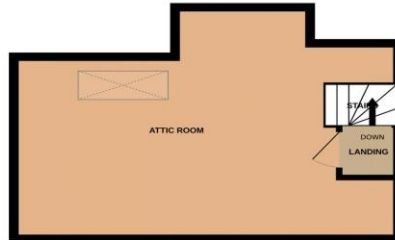
GROUND FLOOR



1ST FLOOR



2ND FLOOR



### Inclusions

To include the fitted flooring and carpets, the window blinds and the light fittings.

Appliances include:

Electric oven Cooke & Lewis induction hob

Wall-mounted extractor fan

### Room Measurements

#### GROUND FLOOR

Kitchen	10' 11" x 6' 11" (3.34m x 2.12m)
Laundry Area/Storage	5' 11" x 2' 4" (1.81m x 0.72m)
Lounge/Diner	16' 0" x 12' 8" (4.87m x 3.87m)
Understair Lobby	4' 4" x 2' 11" (1.31m x 0.90m)
W.C.	6' 3" x 2' 10" (1.91m x 0.87m)

#### FIRST FLOOR

Landing	11' 5" x 6' 4" (3.48m x 1.93m)
Bedroom 1	14' 0" x 11' 6" (4.26m x 3.51m)
Bedroom 2	13' 4" x 8' 2" (4.06m x 2.50m)
Bathroom	8' 3" x 6' 10" (2.52m x 2.08m)
Balcony	19' 7" x 4' 0" (5.96m x 1.22m)
2nd Floor Landing	4' 7" x 4' 3" (1.40m x 1.29m)
Attic Room	20' 5" x 14' 0" (6.23m x 4.27m)
Covered Parking Space	14' 5" x 7' 9" (4.40m x 2.35m)

**Possession**

By arrangement.

**Services**

Mains water, electricity and drainage. Electric central heating. Wooden double glazed windows.

The property is of granite construction and has been renovated to a high standard.

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.