



Le Bouee

Le Bouet | St Peter Port | GY12AJ

This detached bungalow is presented to the market in move-in condition having been recently upgraded by the current owners. This spacious family home is slightly elevated from the main road and is located on the outskirts of St Peter Port with Beau Sejour and the amenities of Admiral Park nearby. Accommodation comprises large lounge, kitchen, dining room, three bedrooms and a shower room. There is a bonus attic space which is currently accessed via a space-saver ladder but provides an excellent hobby room, home office or den as well as providing fantastic storage space. To the side of the property is a low-maintenance garden predominantly laid to patio and with artificial grass. There is also a tiered section of land to the rear offering a private space for a table and chairs. A tarmac driveway provides parking for a number of vehicles and there is also a detached workshop/garage which benefits from power and lighting.

£640,000

ESTATE AGENTS & PROPERTY MANAGERS

SOLE
AGENT

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

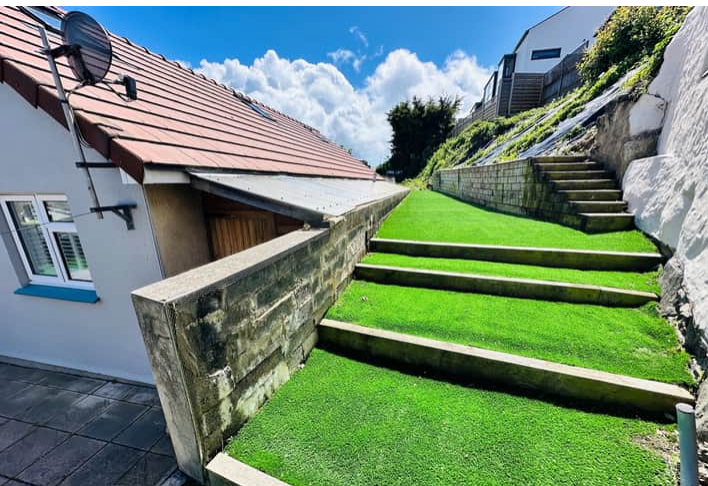
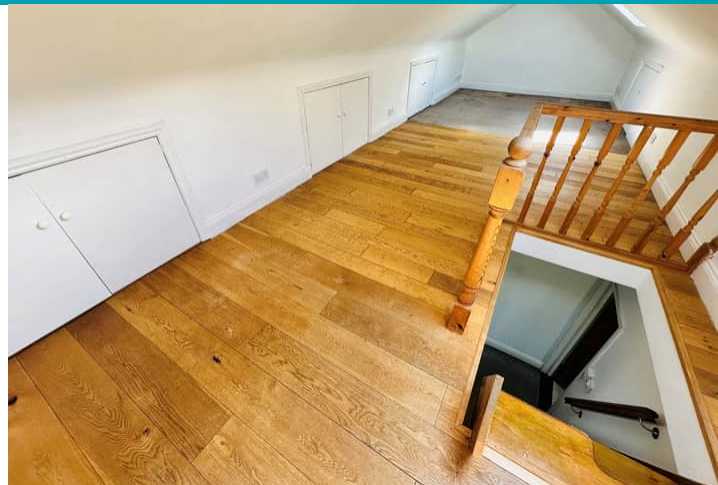
PHOTOS



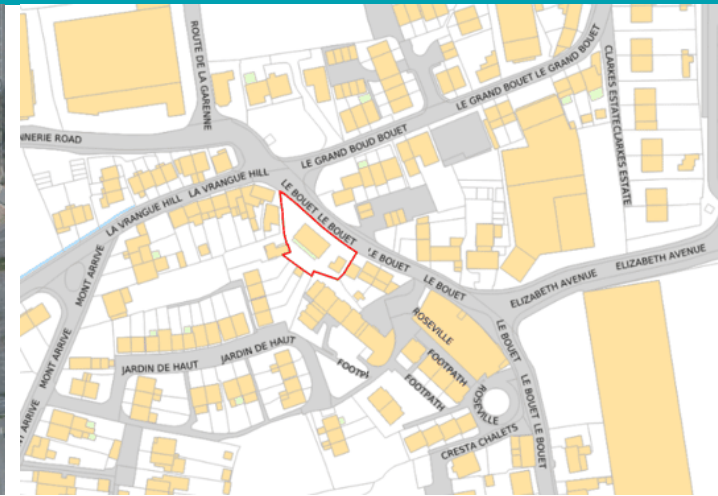
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

4.71m x 1.89m (15' 5" x 6' 2")

Lounge

5.68m x 3.62m (18' 8" x 11' 11")

Dining Room

2.65m x 2.25m (8' 8" x 7' 5")

Kitchen

3.30m x 2.70m (10' 10" x 8' 10")

Bedroom 1

3.86m x 2.71m (12' 8" x 8' 11")

Bedroom 2

3.61m x 2.64m (11' 10" x 8' 8")

Bedroom 3

3.31m x 2.59m (10' 10" x 8' 6")

Shower Room

2.36m x 1.68m (7' 9" x 5' 6")

Attic Room 1/Hobby Room

8.52m x 3.02m (27' 11" x 9' 11")

Attic Room 2/ Office Room

4.36m x 3.01m (14' 4" x 9' 11")

Garden

To the side of the property is a low-maintenance garden predominantly laid to patio and with artificial grass. There is also a tiered section of land to the rear offering a private space for a table and chairs.

Parking

A tarmac driveway provides parking for a number of vehicles and there is also a detached workshop/garage which benefits from power and lighting.

PRICE INCLUDES

Curtains/blinds, carpets and light fittings.

SPECIAL FEATURES

- uPVC double glazed
- Convenient location
- Two attic rooms
- Garage/workshop

SERVICES

Main drain, water and electricity, uPVC double glazing.

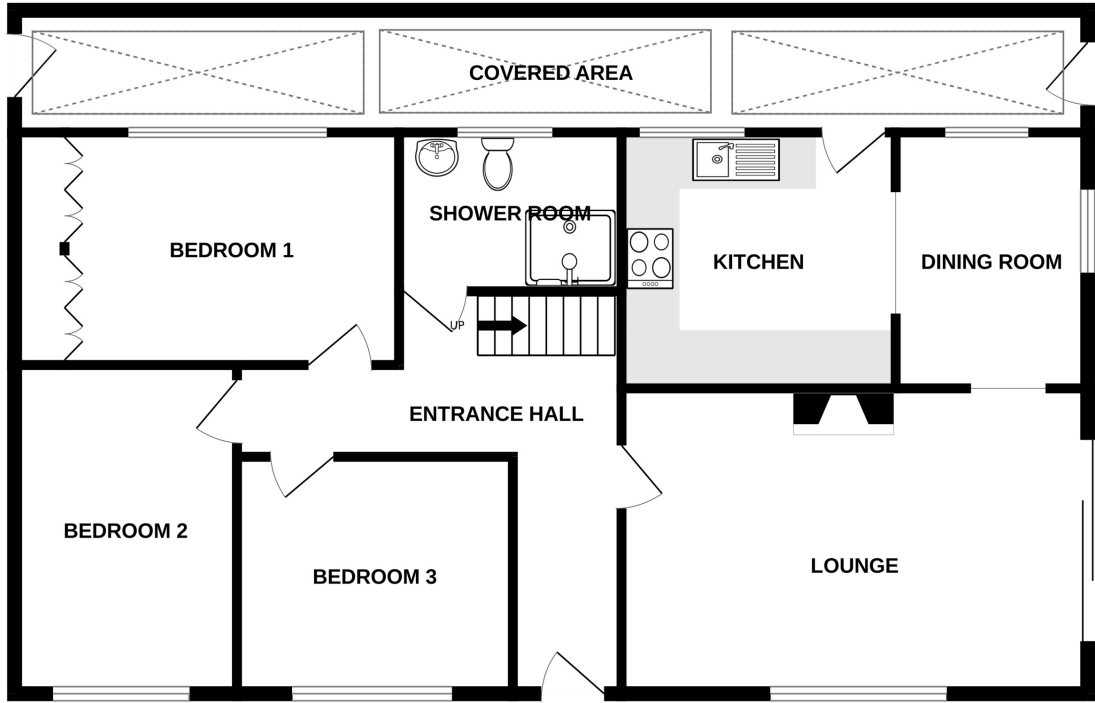
APPLIANCES INCLUDED

- Bosch fridge/freezer
- Zanussi double oven
- Four ring hob
- Extractor fan
- Integrated dishwasher

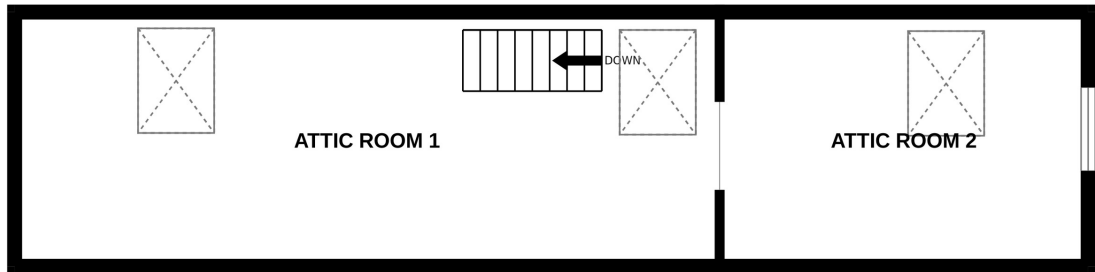
SCHOOL CATCHMENT

- Amherst Primary School and Les Varendes High School

GROUND FLOOR



1ST FLOOR



LE BOUEE

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.
Made with Metropix ©2026