



No 1, Cobo Views

Rue de Bouverie, Castel

 x3  x2 **PERRYS 8A4 TRP 121**

- Immaculate new build property
- Three bedrooms, two bathrooms
- Open-plan arrangement
- Classic Cobo location
- West-facing garden
- Private driveway, parking for 3 cars.

£875,000

LOCAL MARKET

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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About No 1, Cobo Views

'1 Cobo Views' is a superb new build property forming part of a small development, situated in a classic Cobo location. The accommodation on offer comprises a primary bedroom, shower room and an open-plan arrangement boasting a Sherington kitchen, sitting room and bi-fold doors leading out to the garden on the ground floor, with the first floor providing two bedrooms and a three piece bathroom. Outside, to the front there is private paved driveway, and to the rear there is a delightful west-facing rear garden, with a patio and lawn as laid.

ACCOMMODATION COMPRISING

Entrance Porch

4'11" x 3'10" (1.5m x 1.17m)

Large storage cupboard housing the electrics.

Entrance Hall

14'5" x 7'2" (4.4m x 2.18m)

One double door cupboard. Understairs cupboard.

Bedroom 3

14'4" (4.36) max & 9'4" (2.85) min x 11'2" (3.40)

Shower Room

8'2" x 4' (2.5m x 1.22m)

Fitted with a three piece suite.

Kitchen / Living Area

25'7" x 16'8" (7.8m x 5.08m)

Fitted with a range of wall and base units. A lovely bright area with skylight and bi-fold doors opening onto the garden. Integrated speaker system.

FIRST FLOOR

Landing

6'10" x 3'1" (2.08m x 0.94m)

Storage cupboard.

Bedroom 1

13'3" x 11'9" (4.04m x 3.58m)

Partial sea view over the west coast. Eaves storage.

Bedroom 2

15'4" (4.67) max & 11'9" (3.57) min x 13' (3.96)

Eaves storage. Window overlooking the front.

Bathroom

9'3" x 6'4" (2.82m x 1.93m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C.

OUTSIDE

Front

Parking for 3-4 cars on the driveway.

Rear

Where there is a garden laid to patio and lawn. There is side access.

Appliances

Neff electric oven, Neff hob, Neff extractor fan, integrated Neff fridge/freezer, integrated Neff dishwasher.

TRP: 121

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Electric underfloor heating.

Construction: uPVC double glazed windows.

uPVC fascias and soffits.

Price includes: Carpets, light fittings and appliances as listed.



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