

**SOLE
AGENT**



West Lynne

Rue Des Salines, St. Pierre Du Bois, Guernsey, GY7 9HL

 x4  x1 TRP 111

- Fantastic West Coast location
- Single garage and plenty of parking
- Detached house
- Rural surroundings
- Scope for development
- Quiet lane

£675,000

LOCAL MARKET

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





About West Lynne

West Lynne is a detached family home, located on a quiet lane opposite L'Eree bay. The ground floor accommodation comprises kitchen, living/dining room, shower room and two bedrooms. Upstairs, there are two well-proportioned bedrooms. Although requiring modernization throughout, this property presents an exciting opportunity in a fantastic location.

Viewing is highly recommended to appreciate the potential that this detached property has to offer.

ACCOMMODATION COMPRISING

Kitchen

13'8" x 8'1" (4.17m x 2.46m)

Fitted with a range of wall and base units with a wood effect worksurface over incorporating a 1½ bowl sink.

Lounge / Dining Room

24'10" x 11'11" (7.57m x 3.63m)

Working fireplace. Rural views.

Hallway

15'9" x 7'5" (4.8m x 2.26m)

Understairs storage cupboard.

Shower Room

6'8" x 5'4" (2.03m x 1.63m)

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

Bedroom 4 / Utility Room

11'11" x 9'5" (3.63m x 2.87m)

Has plumbing in place for a washing machine and tumble dryer.

Bedroom 3

12' x 12' (3.66m x 3.66m)

FIRST FLOOR

Landing

9'5" x 5'2" (2.87m x 1.57m)

Large door providing access to storage in the eaves.

Bedroom 1

10'7" x 10'8" (3.23m x 3.25m)

Fitted storage cupboard.

Bedroom 2

10'10" x 10'8" (3.3m x 3.25m)

Fitted storage cupboards.

OUTSIDE

Front

Lawned garden which has rural outlook towards the coast.

Rear

Paved area along with a small lawned section. Provided parking comfortably for three vehicles.

Garage

14'5" x 9'6" (4.4m x 2.9m)

Up and over garage door.

Appliances

Indesit double oven with hob over, fridge, Indesit dishwasher.

TRP: 111

Viewing: BY APPOINTMENT

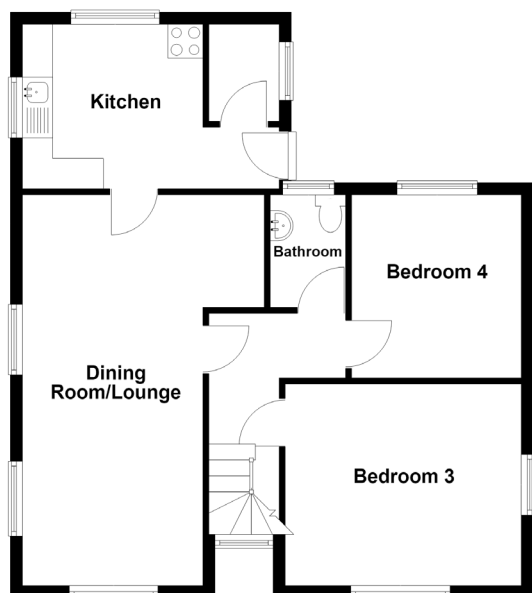
Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Oil fired central heating.

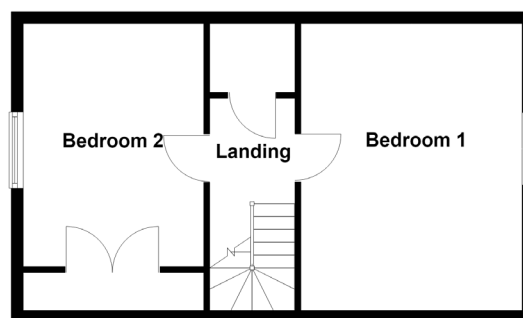
Construction: Single block construction. uPVC double glazed windows and wooden fascias and soffits.

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

Ground Floor



First Floor



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