



No 1 The Palms

La Couture, St Peter Port, GY1 2DZ

 x3  x2 **PERRYS TOWN D1 TRP 117**

- Smart end of terrace home
- Small development of just three properties
- Less than five years old
- Parking for two cars in tandem
- Open plan kitchen/diner
- Tenanted until July 2027

£700,000

LOCAL MARKET

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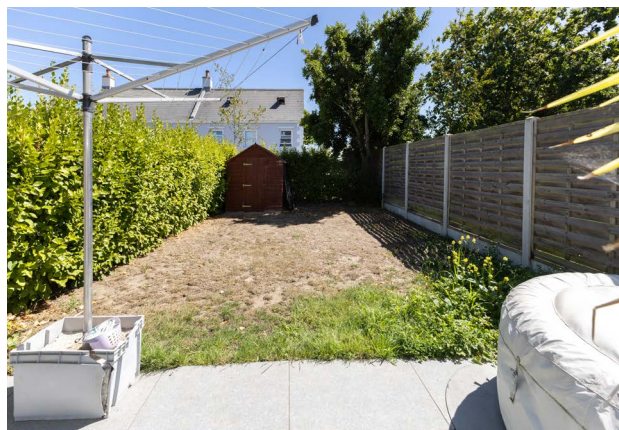
Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About No 1 The Palms

No. 1 The Palms presents a perfect, low maintenance and easy investment opportunity. Currently tenanted and managed until July 2027 this new home was built less than five years ago and offers a popular town location with the bonus of off street parking for two cars. The accommodation comprises of an open plan kitchen/diner, downstairs bedroom and WC. Upstairs there are two bedrooms and two bathrooms. Outside there is an enclosed rear garden that is part patio and part laid to lawn for ease of maintenance.



ACCOMMODATION COMPRISING

Entrance Hall

16'6" x 6'7" (5.03m x 2m)

Storage cupboard housing the electrics.

Bedroom

10'4" x 9'4" (3.15m x 2.84m)

Cloakroom

7'7" x 4' (2.3m x 1.22m)

Kitchen / Lounge

18'2" x 17'6" (5.54m x 5.33m)

Fitted with a range of wall and base units and a central island with granite effect worksurfaces over. Bright and airy room with high ceilings. Double doors providing access to the garden.

OUTSIDE

Front

Parking in tandem for the two cars.

Rear

Well maintained and low maintenance garden with a wooden storage shed.

Appliances

NEFF double oven and grill, NEFF extractor fan, NEFF induction hob, NEFF washing machine, NEFF dishwasher and NEFF fridge/freezer.

TRP:

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

Construction: Cavity construction. uPVC double glazed windows and uPVC fascias and soffits.

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

FIRST FLOOR

Landing

5'7" x 3'9" (1.7m x 1.14m)

Bedroom 1

13'4" (max) x 12'6" (4.06m (max) x 3.8m)

Windows providing aspect to the front of the property.

Ensuite Bathroom

7'5" x 6'2" (2.26m x 1.88m)

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

Bedroom 2

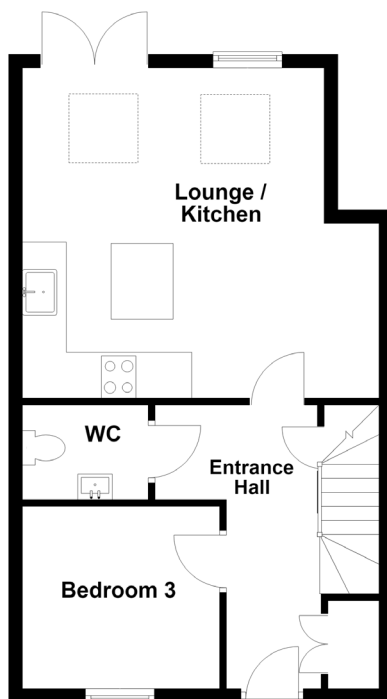
13'6" x 9'9" (4.11m x 2.97m)

Family Bathroom

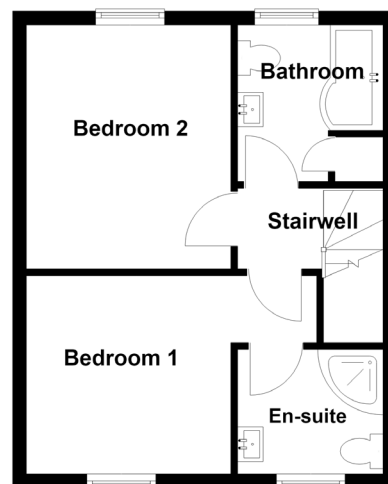
9'3" x 7' (2.82m x 2.13m)

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

Ground Floor



First Floor



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