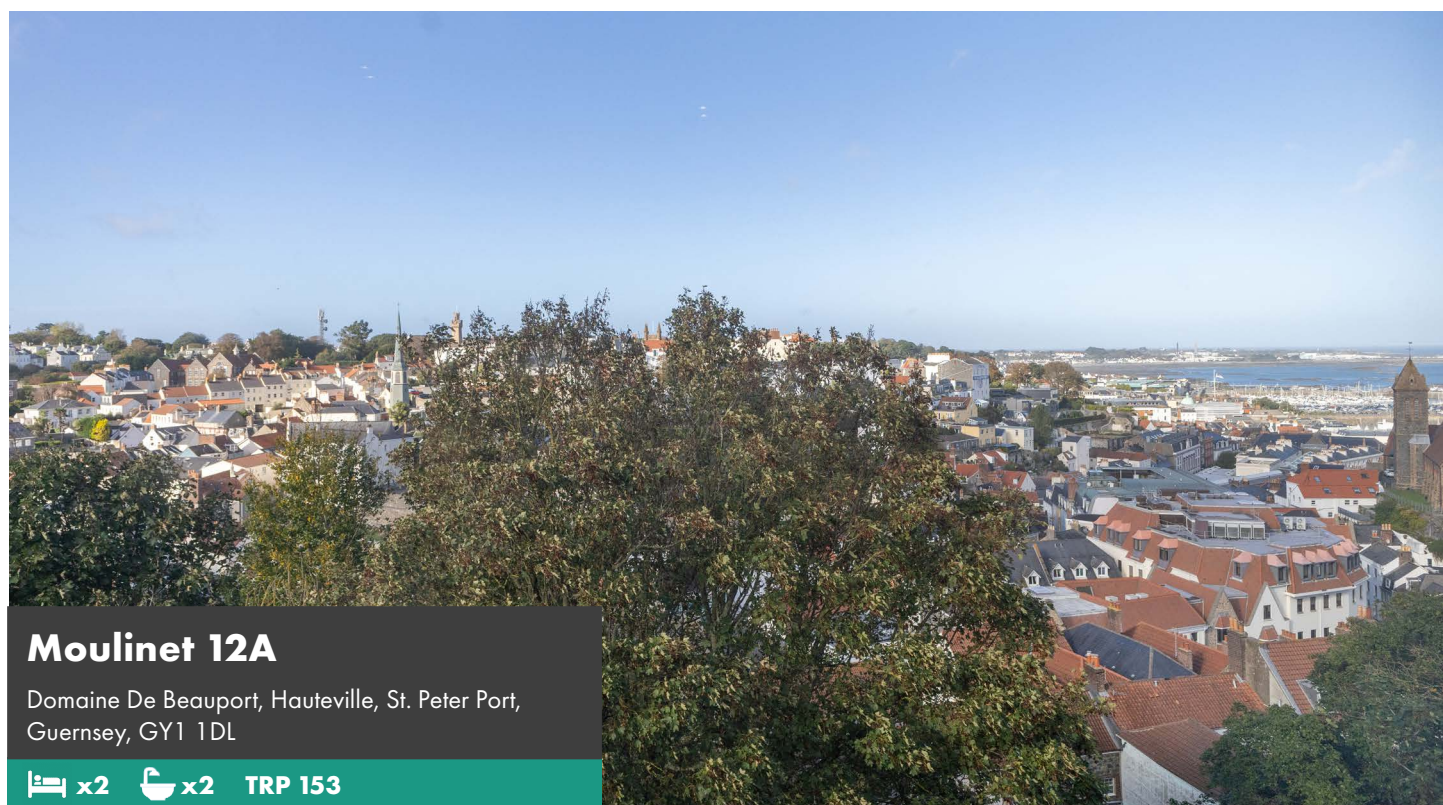


**SOLE
AGENT**



Moulinet 12A

Domaine De Beauport, Hauteville, St. Peter Port,
Guernsey, GY1 1DL

 x2  x2 **TRP 153**

- Spacious two-bedroom property arranged over three floors.
- Two double bedrooms, one with an en-suite
- Converted garage featuring a cinema room.
- Private decking garden and parking for two
- Separate lounge and kitchen
- Currently tenanted until December 2026.

£625,000

LOCAL MARKET

swoffers



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





About Moulinet 12A

12A Moulinet is a spacious and well-presented two-bedroom property arranged over three floors, offering versatile and comfortable living accommodation. On the ground floor, the property benefits from a converted garage, now providing a cinema room, utility room and cloakroom, with access to the garden. The first floor comprises a fitted kitchen and a separate lounge, creating bright and inviting living spaces. The second floor features a double bedroom with built-in wardrobes and a family bathroom. Occupying the third floor is a further double bedroom with an en-suite bathroom, enjoying fantastic views over St Peter Port.

ACCOMMODATION COMPRISING

Entrance Hall

6'2" x 4'9" (1.88m x 1.45m)

Snug

17'4" (5.28) x 15' (4.57) (max) (17'4" (5.28) x 15' (4.57) (max))

Large understairs storage cupboard. Two storage cupboards.

Utility Room

9'2" x 5'9" (2.8m x 1.75m)

Fitted with a range of base units.

Cloakroom

5'8" x 5'3" (1.73m x 1.6m)

FIRST FLOOR

Landing

3'2" x 3'2" (0.97m x 0.97m)

Kitchen

15'2" (4.62) (max) x 9'2" (2.8) (15'2" (4.62) (max) x 9'2" (2.8))

Fitted with a range of wall and base units with work surfaces over. Double doors providing access to the Juliet balcony providing aspect to the front.

Lounge

15'4" x 10'11" (4.67m x 3.33m)

Double doors providing access to the Juliet balcony with elevated sea views over the east coast.

SECOND FLOOR

Landing

12'10" (3.9) x 11'4" (3.45) (max) (12'10" (3.9) x 11'4" (3.45) (max))

Window providing aspect to the front of the property. Study area under the stairs to third floor.

Bedroom 2

15'8" x 10'11" (4.78m x 3.33m)

Elevated sea views over the east coast

Bathroom

7'10" x 5'8" (2.4m x 1.73m)

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

THIRD FLOOR

Landing

4'11" x 2'11" (1.5m x 0.9m)

Bedroom 1

11'8" (3.56) (3.56) x 11'7" (3.53) (3.53) x 20'7" (6.27) (6.27)

Fitted wardrobes. Dual aspect front to back.

Elevated sea views over St. Peter Port and the east coast.

Ensuite Bathroom

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

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

OUTSIDE

Front

Allocated parking for two vehicles.

Rear

Low maintenance decked garden with side access available to the front.

Appliances

NEFF electric oven, Hotpoint dishwasher, fridge/freezer, Indesit tumble dryer and Hotpoint washing machine.

TRP: 153

Viewing: BY APPOINTMENT

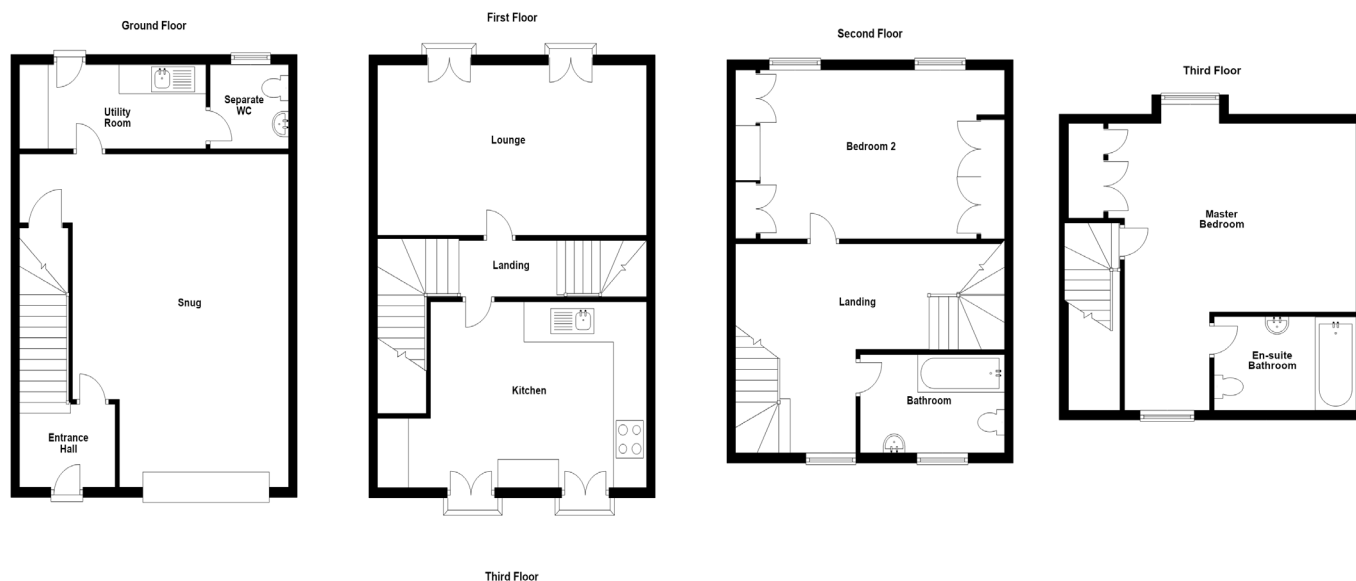
Possession: BY ARRANGEMENT

Services: Mains water and drainage. Gas central heating.

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

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

Service Charge: £650 p/a



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