

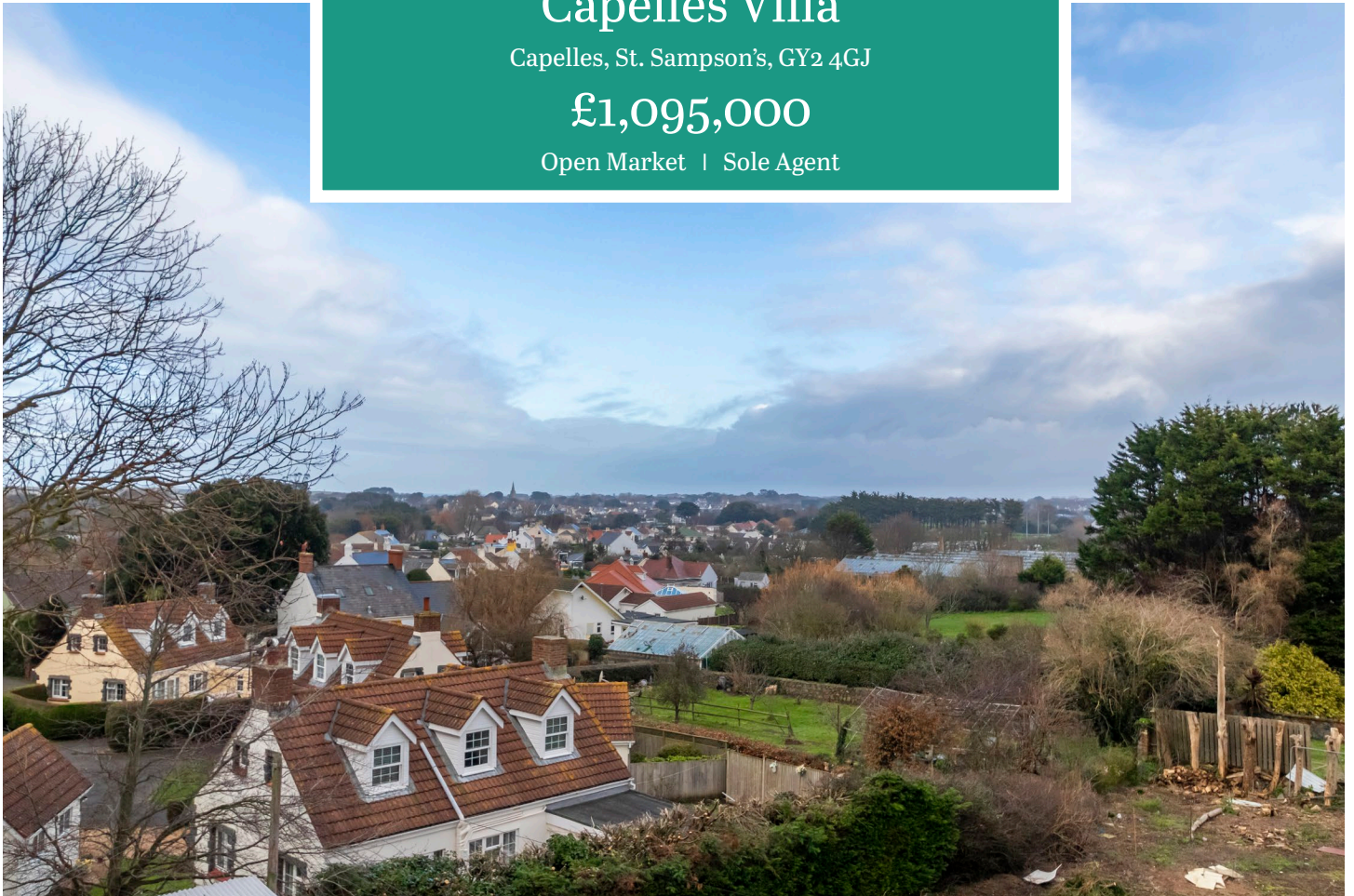


Capelles Villa

Capelles, St. Sampson's, GY2 4GJ

£1,095,000

Open Market | Sole Agent



swoffers



sales@swoffers.co.uk | 01481 711766

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

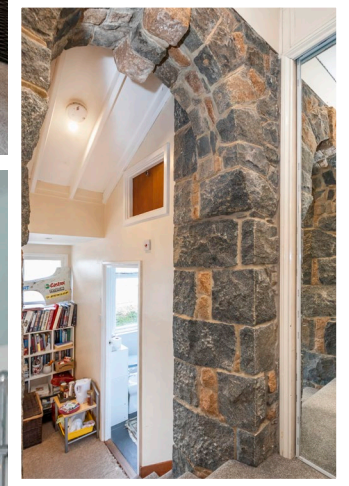


Detached Victorian style house
Five bedrooms & five bath/shower rooms
Two generous reception rooms
Kitchen/breakfast room
Double garage and parking
Manageable enclosed rear garden
Two bedroom Open Market Annexe
Ideal investment or versatile family home



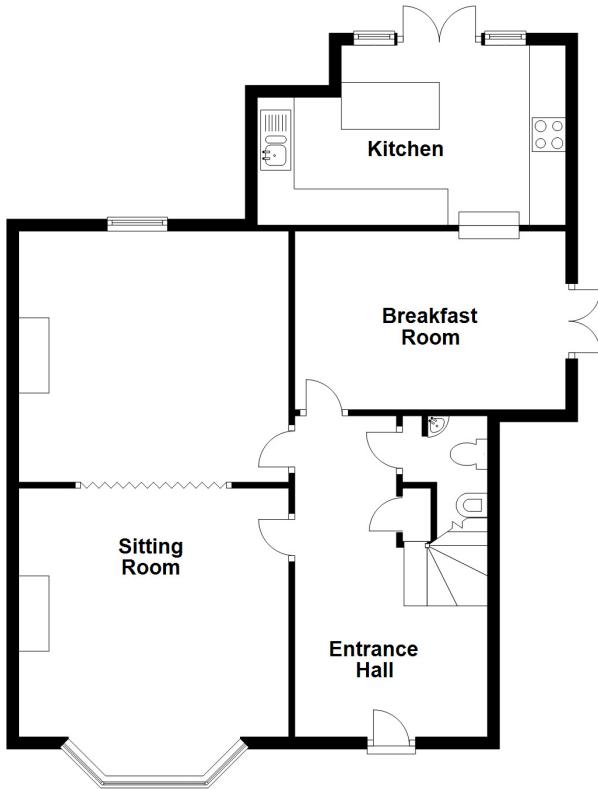




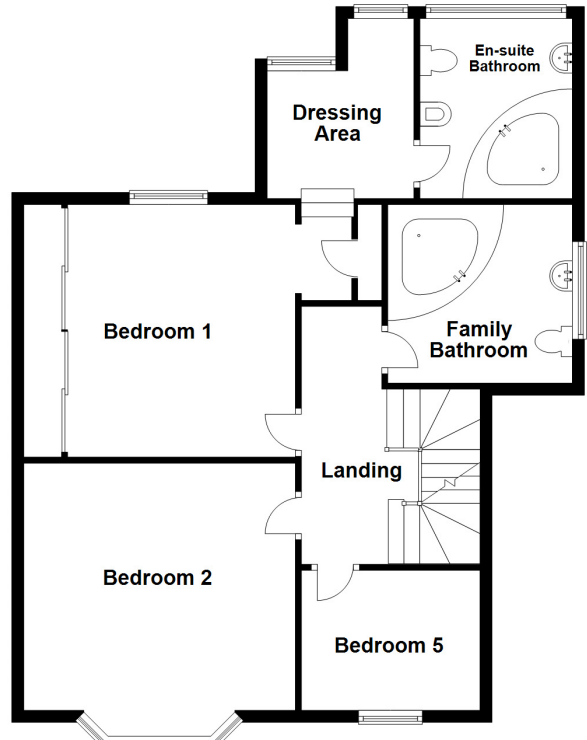




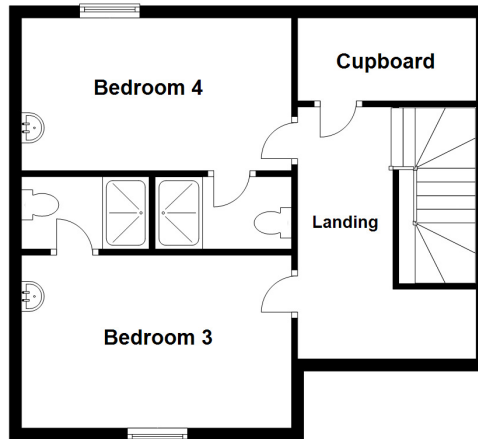
Ground Floor



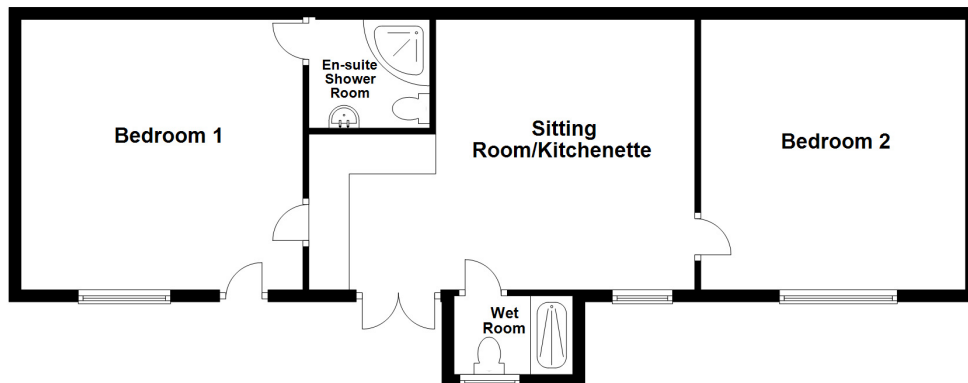
First Floor



Second Floor



Open Market Annexe



About Capelles Villa

Capelles Villa is a detached Victorian style property is located in the parish of St Sampson's, close to local amenities and a short drive to main centre, St Peter Port. The accommodation is set over three floors with spacious reception space and five generous bedrooms. Outside is an enclosed rear garden, double garage and parking. In addition, there is also a detached two bedroom Open Market annexe which offers ideal accommodation for a family member.

Currently, the property is registered on Part D of the Open Market with a number of the rooms rented out, generating an income of approximately £53,000 per annum making it an attractive investment opportunity. Alternatively the property would be available to purchase with vacant possession and used once again as a Part A family home.

ACCOMMODATION COMPRISING

Entrance Hall

17'6" X 6' (5.33m X 1.83m)

Shower Room

Three piece white suite.

Sitting Room

17'6" (5.33) x 14'9" (4.5) into bay window
Granite fireplace flanked by alcoves on either side.
Bi-folding doors open into additional sitting room.

Snug

13'1" x 12'2" (4m x 3.7m)

Dining Room

13' x 8' (3.96m x 2.44m)
Brick fireplace. French doors to rear. Brick arch with step down to...

Kitchen

17'6" x 9'4" (5.33m x 2.84m)
Light wood base and wall units including breakfast bar. Glazed doors and windows overlooking rear garden.

Appliances

Hotpoint double oven, Baumatic hob, AEG extractor, integrated fridge/freezer, dishwasher, washing machine.

FIRST FLOOR

Landing

13'8" x 3'3" (4.17m x 1m)

Bedroom 1

11'7" x 12' (3.53m x 3.66m)

Ensuite Bathroom

9' x 9' (2.74m x 2.74m)
Four piece white suite.

Bedroom 2

17'6" (5.33) x 14'9" (4.5) into bay window

Family Bathroom

8'2" x 5'4" (2.5m x 1.63m)
Three piece suite.

Bedroom 5

5'7" x 5'3" (1.7m x 1.6m)

SECOND FLOOR

Landing

13'4" (4.06) x 3'6" (1.07) overall
Access to loft space. Access to eaves storage.

Bedroom 3

15' x 12' (4.57m x 3.66m)
Wash hand basin.
Ensuite Shower Room
5'5" x 2'11" (1.65m x 0.9m)

Bedroom 4

16' x 12' (4.88m x 3.66m)
Wash hand basin.

Ensuite Shower Room

5'6" x 2'11" (1.68m x 0.9m)

OUTSIDE

Front

Driveway and gravelled area providing parking for 2 cars and access to double garage. Pedestrian access down side of the house to rear garden.

Double Garage

25'6" x 16' (7.77m x 4.88m)
Housing the oil fired central heating boiler.

Laundry Room

8' x 5' (2.44m x 1.52m)
Hotpoint washing machine and Beko tumble drier.

GARDENERS WC

Rear

The rear garden is mostly laid to lawn with decked area and gravelled seating area.

OPEN MARKET ANNEXE

Sitting Room/Kitchenette

14'7" x 12'4" (4.45m x 3.76m)
Featuring kitchenette.

Bedroom 1

13'4" x 12'1" (4.06m x 3.68m)

Ensuite Shower Room

5'10" x 4'10" (1.78m x 1.47m)
Three piece suite.

Wet Room

6'6" x 3'9" (1.98m x 1.14m)
Three piece suite.

Bedroom 2

13' x 12'4" (3.96m x 3.76m)

LISTED

Viewing: By Appointment

Possession: By Arrangement

Services: Mains electric and water. Mains drainage. Oil fired central heating.

Price includes: Carpets, curtains and light fittings.
Appliances as seen.

swoffers



sales@swoffers.co.uk | 01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.