



**SOLE
AGENT**



3 Belle Vue

La Couperderie, St. Peter Port, Guernsey, GY1 1JQ

 x3  x3 **PERRYS TOWN G8 TRP 229**

- Stunning high spec Townhouse
- Three beds & three bath/shower rooms
- Fantastic kitchen family room
- Flexible accommodation
- Secure parking and patio garden
- Available Mid September
- Rent £3,450 per month
- Deposit £3,450

£3,450pm

RENTAL - LOCAL MARKET

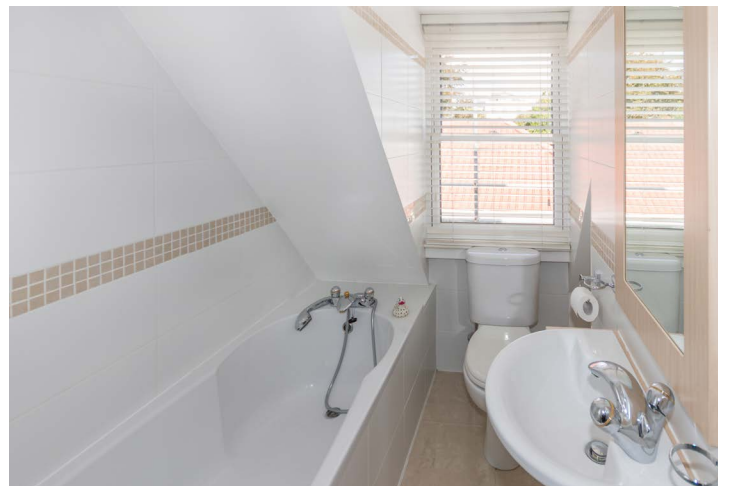
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU







About 3 Belle Vue

3 Belle Vue is a beautiful Townhouse located on the outskirts of the Town centre and provides spacious accommodation over four floors including a large, secure underground car park. Well laid out, it offers up to three bedrooms and three bath or shower rooms together with a fabulously proportioned kitchen/dining/family room on the ground floor which leads to a sunny patio with lovely Town views. An equally spacious lounge on the first floor boasts a stylish fireplace together with a Juliet balcony which overlooks the courtyard garden whilst also providing a surprisingly green aspect over surrounding fields. The underground car park is shared and provides secure parking for two cars - with No 3 then being accessed directly from an exclusive internal staircase. Finished to a high specification, this home is deceptively spacious and ideally located for those wanting to be based close to the centre of Town. Available Mid September. Children by negotiation.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

12'10" x 3'3" (3.9m x 1m)

Shower Room

7'7" x 3' (2.3m x 0.91m)

Kitchen/Dining/Family Room

26'8" x 17'10" max (8.13m x 5.44m max)

LOWER GROUND FLOOR

Utility Room

9'2" x 6'3" (2.8m x 1.9m)

Hallway

With access to the garaged parking spaces.

FIRST FLOOR

Landing

9'7" x 3'8" (2.92m x 1.12m)

Living Room/Bedroom 4

17' x 15' (5.18m x 4.57m)

Bedroom 3

11' x 10'5" (3.35m x 3.18m)

WC

7'3" x 2'8" (2.2m x 0.81m)

SECOND FLOOR

Landing

3'7" x 3'2" (1.1m x 0.97m)

Bathroom

8'7" x 5'8" (2.62m x 1.73m)

Bedroom 2

12'10" x 11' (3.9m x 3.35m)

Attic Room

16' x 10'4" (4.88m x 3.15m)
Fully carpeted and with Velux windows, power and light - an ideal WFH space. Accessed via a loft ladder from Bedroom 2.

Bedroom 1

12'5" x 12' (3.78m x 3.66m)

Ensuite Shower Room

9'3" x 3'5" (2.82m x 1.04m)

Furnishings

Unfurnished, but with appliances and blinds/curtains as fitted.

OUTSIDE

To the rear is an enclosed patio terrace which enjoys the sun for the majority of the day by being east and south facing and with lovely views across Town. Allocated parking for two cars in the underground garage.

Term

One year minimum.

Services

Mains electricity, water and drainage. Full oil fired central heating via metered oil supply (underground tank).

Available

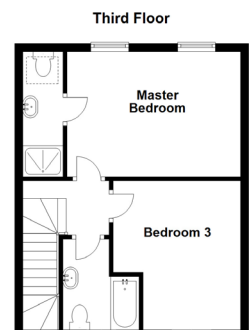
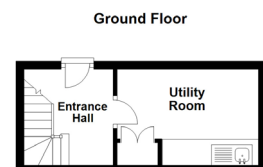
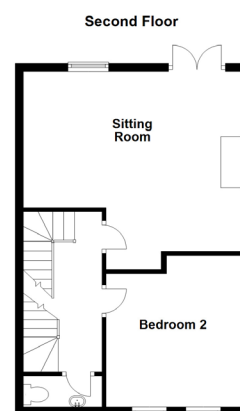
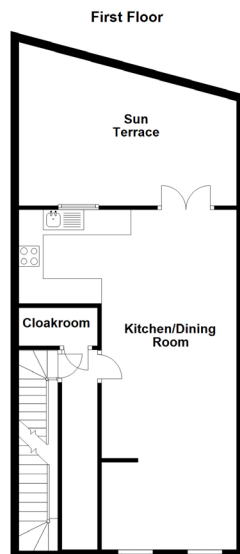
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