



Connaught House

Le Coin, St Peter Port, Guernsey, GY1 1RT

 x4  x3 TRP 265

- Substantial large family home
- A short walk to centre of town
- Parking for up to 4 cars
- Wonderful period features
- Four bedrooms and three bathrooms
- Master bedroom suite with dressing room and bathroom
- Available November
- £72,000 pa

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RENTAL - LOCAL MARKET

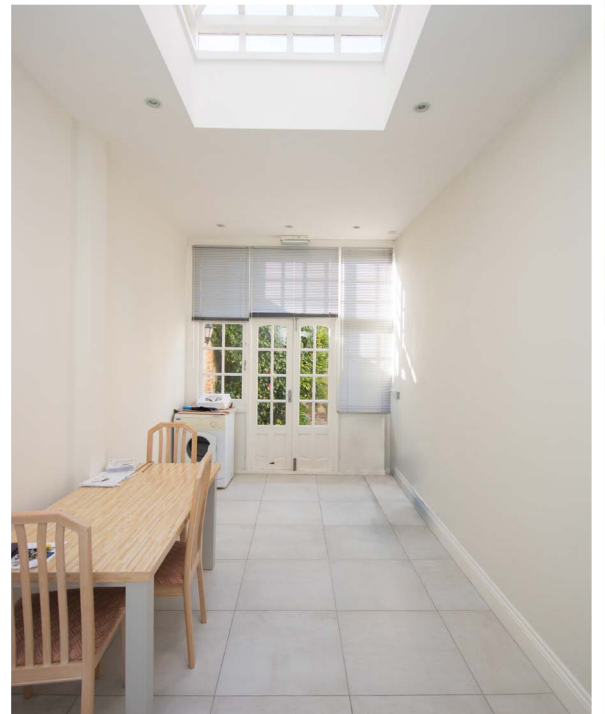
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU













About Connaught House

Connaught House is a substantial town house conveniently situated only a few minutes walk from the centre of Town and close to the private Colleges on the Island. Set over three floors, the large wooden sash windows, tall ceilings and generous room dimensions make this a spacious, light and airy property. There are four bedrooms, three bathrooms and generous reception space. This property would make a great family home. Outside, the property offers a very low maintenance patio area to the rear and gravelled parking for several cars.

ACCOMMODATION COMPRISING

Entrance Hall

21'2" x 7'1" (6.45m x 2.16m)

Walk in wardrobe

7'10" x 3'10" (2.4m x 1.17m)

Bedroom

14'6" x 9' (4.42m x 2.74m)

Available

November

SEPARATE WC

Ensuite Bathroom

11'5" x 6'5" (3.48m x 1.96m)

Ensuite Shower Room

4'9" x 4'4" (1.45m x 1.32m)

Rent

£72,000 per annum.

STAIRS TO FIRST FLOOR

SECOND FLOOR

Kitchen

12'10" x 11'2" (3.9m x 3.4m)

Landing

13'4" x 7'8" (4.06m x 2.34m)

Sunroom

18'2" x 8'8" (5.54m x 2.64m)

Bedroom 2

13'10" x 11'11" (4.22m x 3.63m)

Sitting Room

18'9" (5.72) max x 11'6" (3.5) min
x 14'10" (4.52) max x 9'3" (2.82) min
L Shaped

Bedroom 3

14' x 10'11" (4.27m x 3.33m)

Bathroom

9'9" x 7'8" (2.97m x 2.34m)

FIRST FLOOR

Master Bedroom

19'11" x 13'9" (6.07m x 4.2m)

WING

Lounge

22'1" x 8'11" (6.73m x 2.72m)

Dressing Room

7'8" x 6'2" (2.34m x 1.88m)

Appliances

Liebherr fridge / freezer, Rangemaster electric oven, Hotpoint washer / dryer, Kuppersbusch dishwasher.

OUTSIDE

The property is approached at the front via a short path. At the rear there is an enclosed paved courtyard and parking for five vehicles.

Term

One year minimum.

Services

All mains electricity, water and drainage. Oil fired central heating.

Deposit

£18,000.

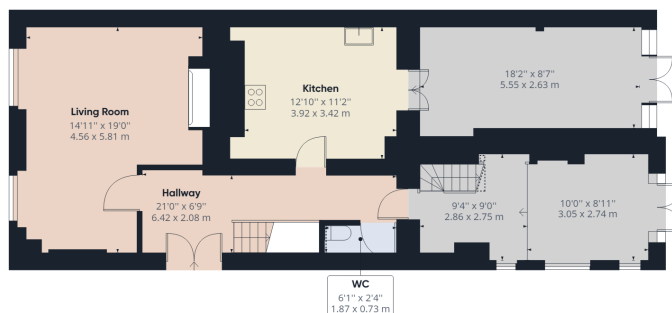
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

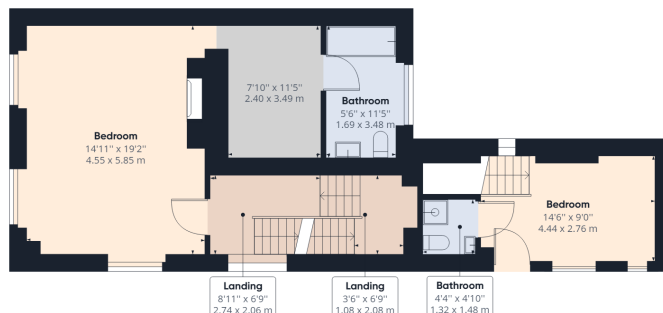
Services: All mains. Oil fired central heating.

Construction: Wooden single glazed windows.

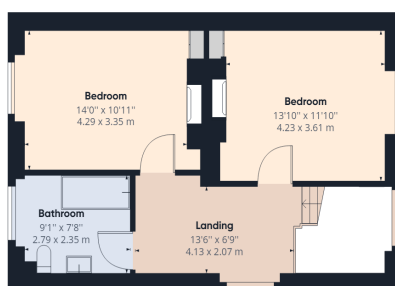
Price includes: Carpets, curtains, light fittings and appliances as listed.



Ground Floor



Floor 1



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