



## 11 Pinetrees Estate

Route de L'islet | St Sampson

This low maintenance, mid-terrace home is offered to the market in excellent condition. Situated in a quiet, off-road location, 11 Pine Trees is also a short walk to the beaches at L'Islet and the neighbouring amenities. Accommodation comprises open plan lounge/diner, kitchen, two bedrooms and a bathroom. The property benefits from a sunny, private courtyard garden and parking for a number of cars. This is an ideal option for either first-time buyers or those looking for a buy-to-let.

**£364,000**

2 BEDROOMS

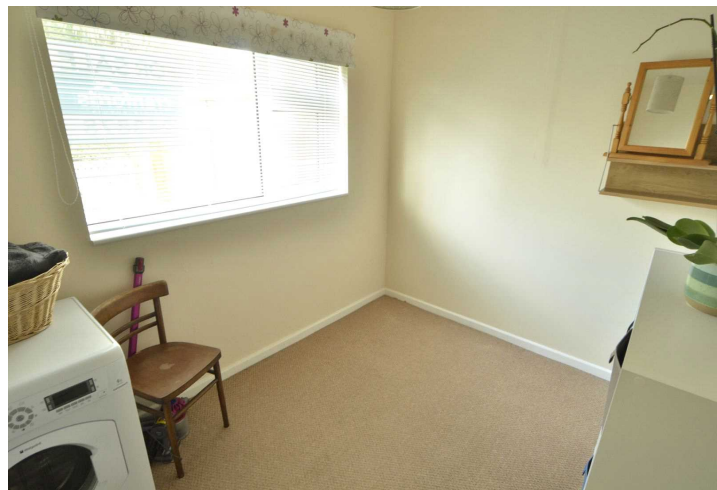
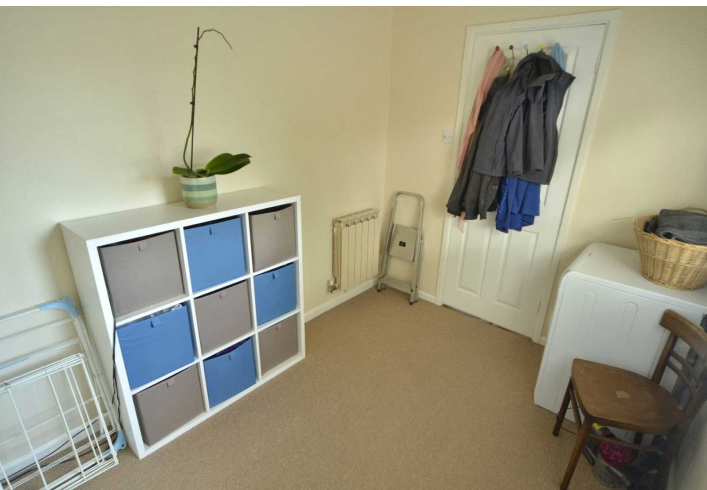
1 BATHROOM

1 RECEPTION

Shields  
& Rutland

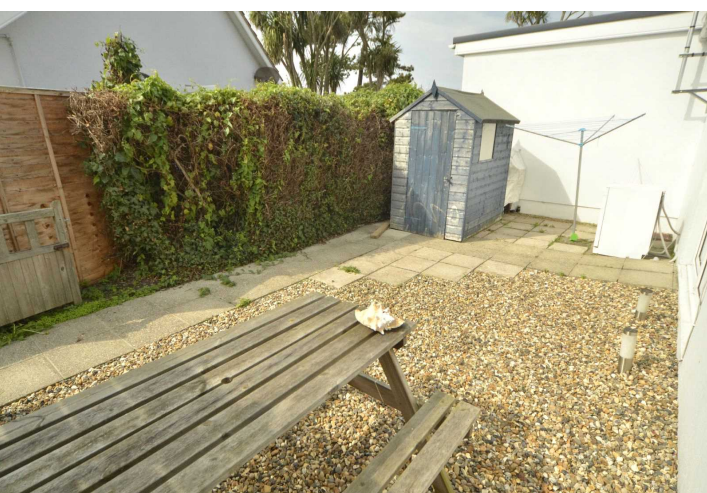
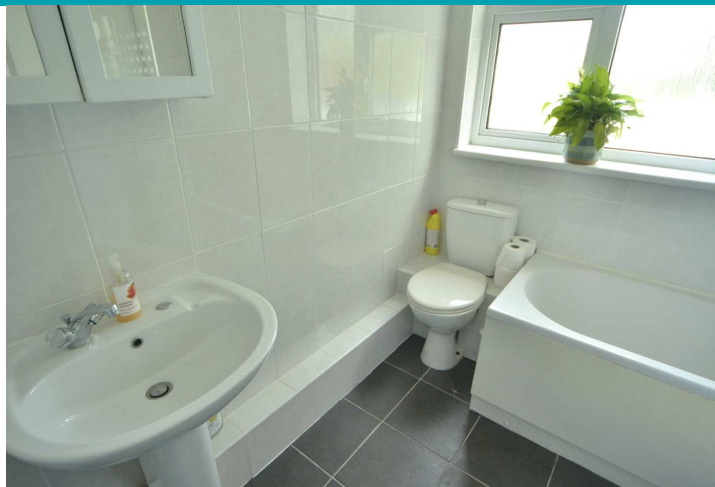
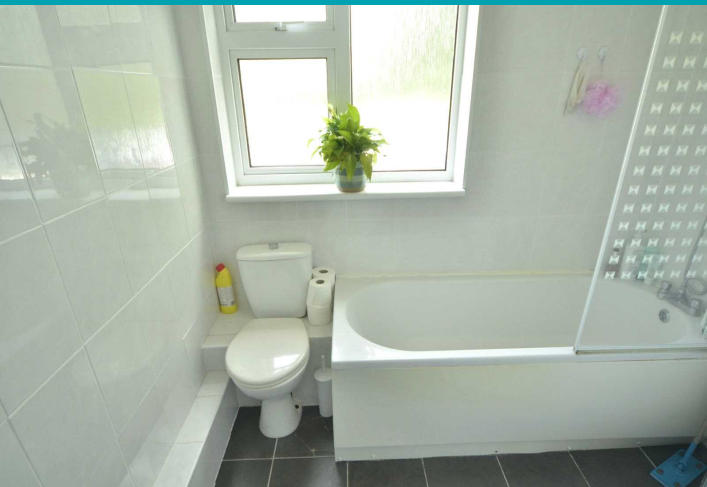


# PHOTOS

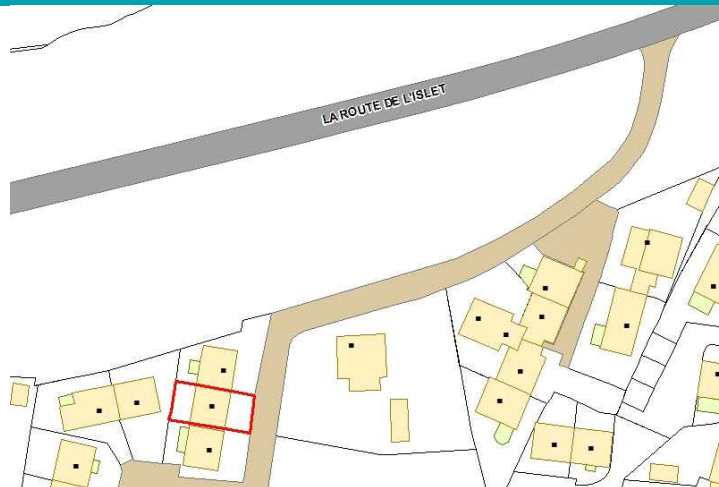
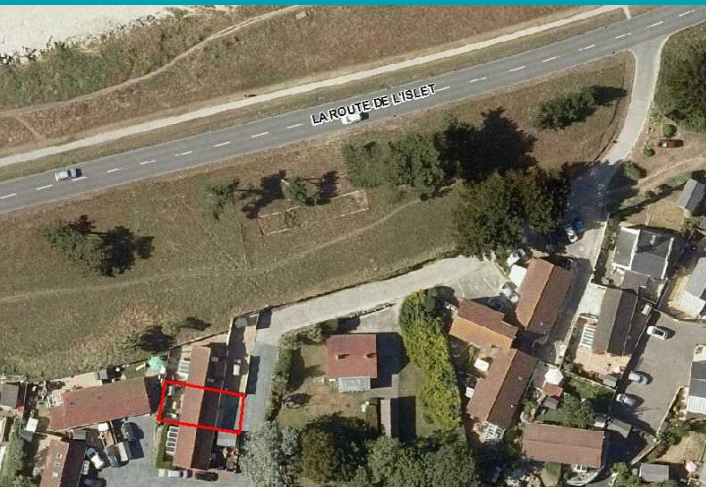




# PHOTOS



# SPECIFICATIONS



## Lounge/diner

14' 10" x 11' 10" (4.52m x 3.60m)

## Kitchen

7' 7" x 6' 9" (2.31m x 2.06m)

## Bedroom 1

11' 8" x 10' 1" (3.56m x 3.08m)

## Bedroom 2

10' 1" x 7' 8" (3.08m x 2.33m)

## Bathroom

8' 8" x 7' 8" (2.63m x 2.33m)

## Garden

There is a low maintenance, sunny and private courtyard garden.

## Parking

The property benefits from three parking spaces to the front of the property and a separate allocated parking space in the main parking area.

## PRICE INCLUDES

- Curtains, carpets and light fittings.

## SPECIAL FEATURES

- Near the beach
- Low maintenance
- Parking for four cars

## SERVICES

Mains water and electricity. Cesspit drainage. Gas central heating.

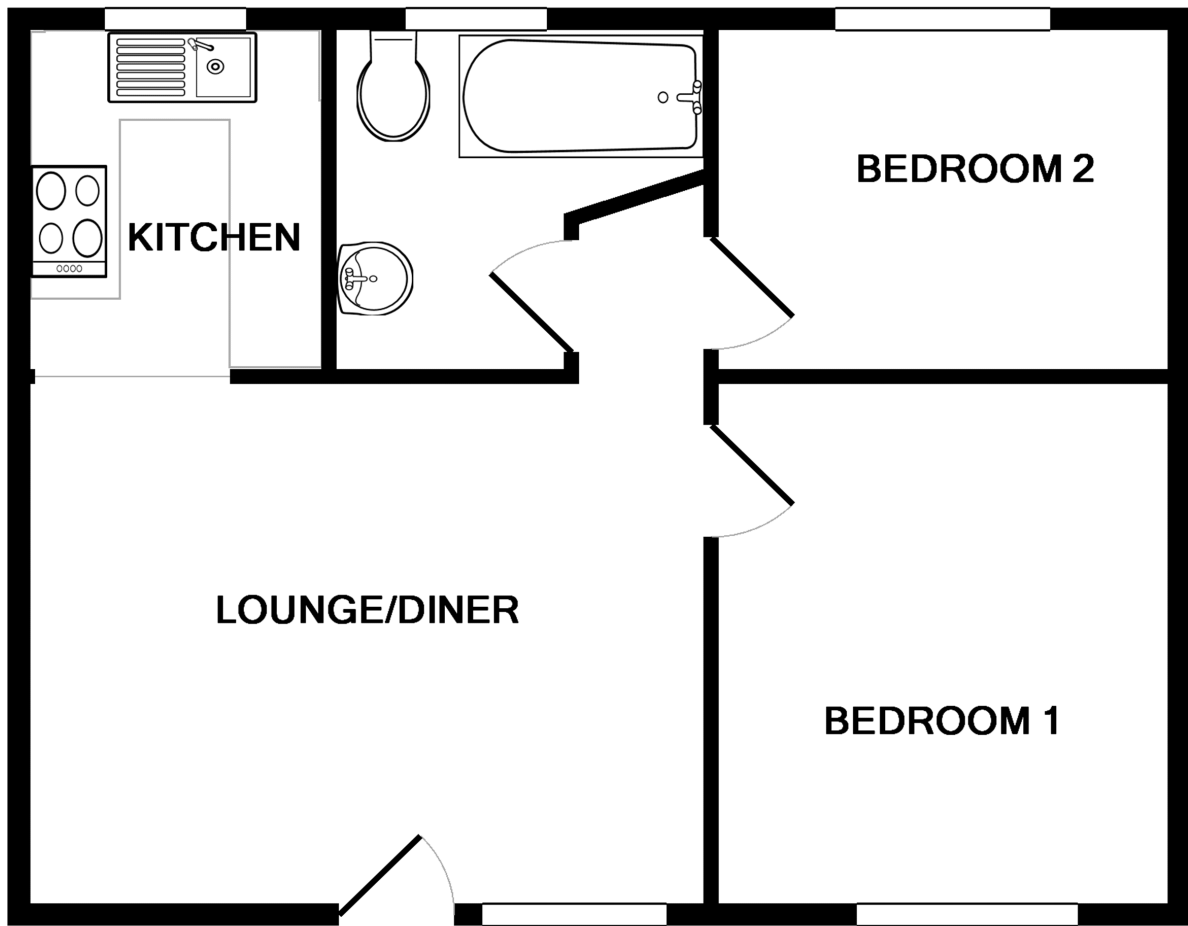
## APPLIANCES INCLUDED

- Proline electric hob
- CATA oven
- Dishwasher
- Hotpoint fridge
- Freezer
- Extractor fan

## SCHOOL CATCHMENT

- Hautes Capelles Primary School
- St Sampson High School

# FLOORPLAN



## PINETREES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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OPENING DOORS SINCE 1993