SOLE
AGENT

Simla | Le Foulon, St Peter Port

This wonderful detached family home is presented to the market in immaculate condition. Simla is conveniently located on the outskirts of St Peter Port with restaurants and shops nearby as well as having central town and the country lanes of St Andrews a short walk away. Accommodation comprises lounge, kitchen/diner, four bedrooms, two bathrooms and a utility room. To the side of the property is a low-maintenance, west-facing garden with a raised decking area and a lawn. To the front of the property is a parking for two cars.

£595,000

4 BEDROOMS

2 BATHROOMS

1 RECEPTION

Shields
& Rutland

PHOTOS



PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

16' 2" x 18' 2" (4.93m x 5.54m)

Lounge

14' 10" x 13' 6" (4.52m x 4.12m)

Kitchen/Diner

17' 9" x 13' 1" (5.41m x 4.00m)

Utility Room

7' 10" x 3' 7" (2.40m x 1.08m)

First Floor Landing

13' 9" x 5' 10" (4.18m x 1.77m)

Bedroom Two

11' 9" x 8' 1" (3.58m x 2.46m)

Bedroom Three

8' 10" x 8' 10" (2.70m x 2.70m)

Bedroom Four

8' 9" x 9' 1" (2.66m x 2.76m)

Bathroom

8' x 6' (2.43m x 1.82m)

Second Floor Landing

7' 7" x 6' 11" (2.31m x 2.10m)

Master Bedroom

15' 11" x 13' 9" (4.84m x 4.19m)

En-suite

8' 11" x 7' (2.71m x 2.13m)

Garden

The west-facing side garden is accessed via the kitchen/diner. It is a low-maintenance private space with gated access to the front of the property. There is raised decking ideal for al-fresco dining and an area of lawn.

Parking

The brick paved driveway provides parking for two vehicles.

PRICE INCLUDES

- Curtains, carpets and light fittings.

SPECIAL FEATURES

- Large kitchen/diner
- Detached
- Recently upgraded

SERVICES

Mains drain, water and electricity. Electric heating. uPVC double glazing.

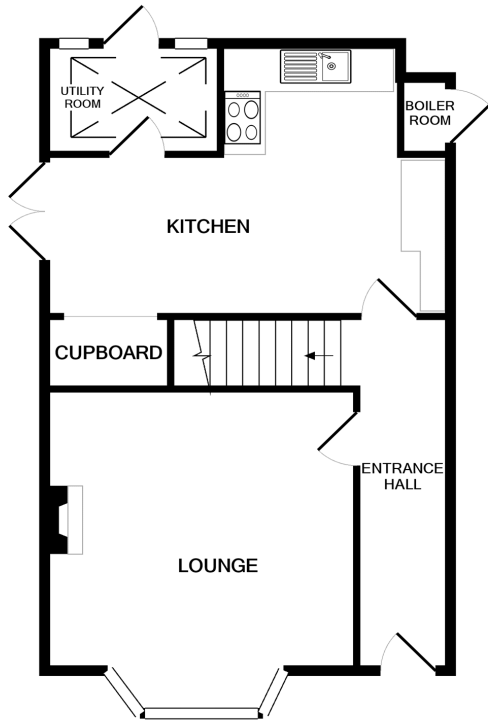
APPLIANCES INCLUDED

- Integrated Bosch single oven
- Integrated microwave
- Cooke & Lewis four ring hob
- Indesit integrated dishwasher
- Extractor fan

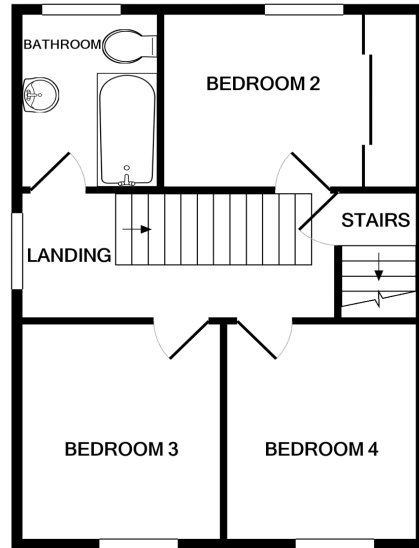
SCHOOL CATCHMENT

- Vauvert Primary School
- Mare de Carteret High School

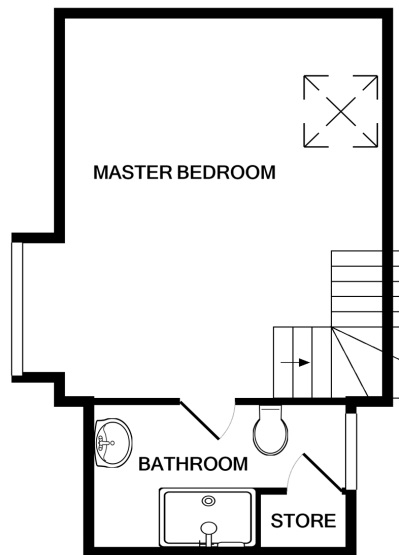
FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

SIMLA

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