



Candie

Le Courtil de Fontaine, Tertre Lane, Vale GY3 5UA

£695,000

LOCAL MARKET

SOLE AGENT

An immaculate 3 bed detached cavity built home, set within a quiet clos of similar properties conveniently located near to The Bridge amenities.

Built in 2009, this super property offers a great balance of accommodation comprising a well equipped kitchen, bright and spacious lounge diner which opens into a conservatory, three bedrooms – including a main bedroom with en-suite shower room – plus a family bathroom and separate WC.

Externally, 'Candie' benefits from two parking spaces and a wonderful rear garden laid to lawn with a patio area well positioned to enjoy alfresco dining.

Viewing recommended to appreciate that all this turn-key home has to offer.

School catchment: Vale Primary School / St Sampson's High School

Key facts



- Modern family home
- Built 2009
- Three bedrooms
- Two parking spaces
- Delightful garden

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GUERNSEY'S ESTATE AGENT

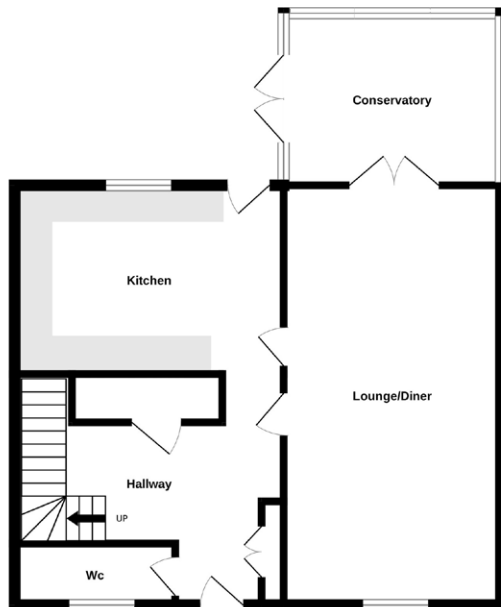




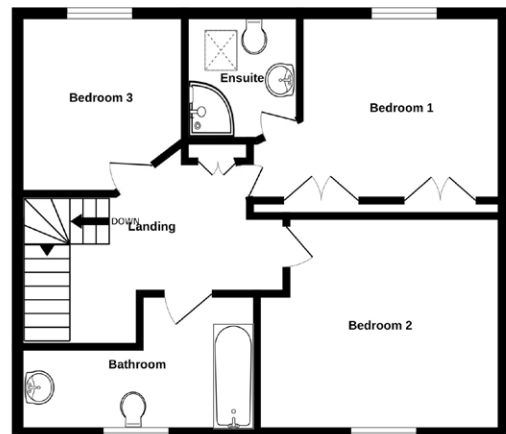


Floorplan

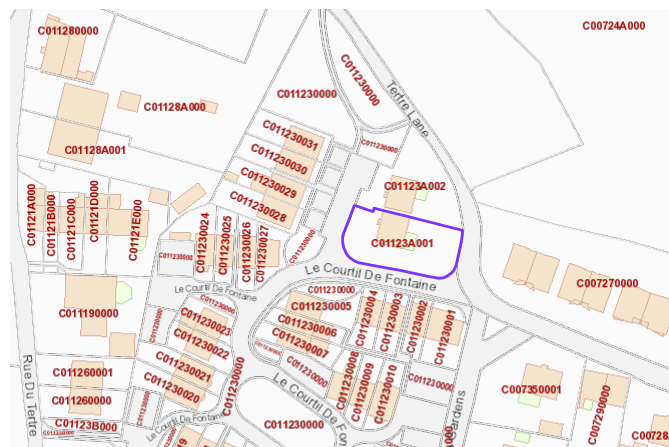
GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

11'6 x 7'2 (3.5m x 2.2m)

WC

7'3 x 3'3 (2.2m x 1m)

Lounge/Diner

20'4 x 13'7 (6.2m x 4.2m)

Conservatory

13'3 x 9'4 (4.1m x 2.9m)

Kitchen

11'9 x 9'8 (3.6m x 3m)

APPLIANCES

- Hotpoint oven
- Hotpoint 4 ring hob
- Hotpoint extractor
- Neff integrated microwave
- AEG fridge freezer
- Hotpoint dishwasher
- Hotpoint washing machine
- Hotpoint tumble dryer

FIRST FLOOR

Landing

11'6 x 6'5 (3.5m x 2m)

Bedroom 1

13'8 x 10'7 (4.2m x 3.3m)

En-suite

7'8 x 6'1 (2.4m x 1.9m)

Bedroom 2

13'9 x 9'4 (4.2m x 2.9m)

Bathroom

11'6 x 5'5 (3.5m x 1.7m)

Bedroom 3

10'5 x 8'2 (3.2m x 2.5m)

EXTERIOR

Approached off the clos road, there are two parking spaces on a tarmac driveway in front of the property. A walkway leads to the front of the property and there is access down one side of the property. To the rear, there is a lovely garden laid mostly to lawn with a patio area perfect for outside dining in the summer months.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, gas underfloor heating, uPVC double glazing.

Clos fee: £15 per month

Perry's ref: 11 E1

what3words: person.rewarding.armrest

TRP: 109

CONTACT OUR LOCAL MARKET TEAM



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