



# Caleta

Les Mares Pellees, Vale, GY3 5PN

## £535,000

LOCAL MARKET

JOINT AGENT

A well presented three bedroom mid terrace home which is positioned on a quiet lane just a short distance from the amenities of the Bridge.

With accommodation set across three floors, the ground floor offers an open plan kitchen lounge/diner with doors opening out onto the patio and enclosed rear garden. The two further floors comprise of the three bedrooms and two bathrooms.

Two allocated parking spaces complete the package. A super home for those looking to move up the property ladder.

Please note – planning permission was granted in 2023 for a single storey extension to the rear of the property. This permission is in place until May 2026.

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

### Key facts



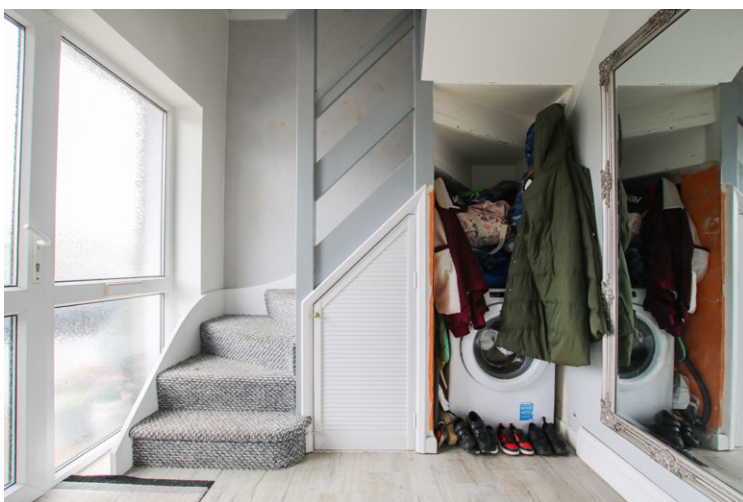
- Upgraded throughout
- Mid terrace family home
- Three bedrooms
- Parking for 2
- Rear lawned garden

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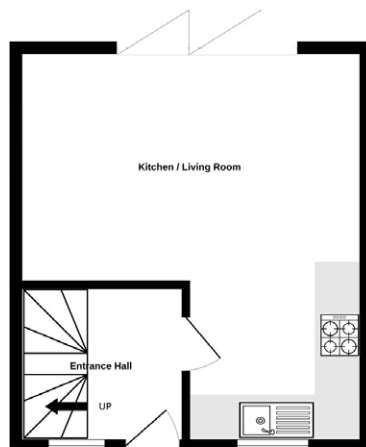




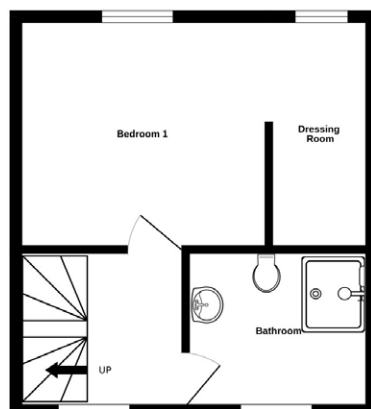


## Floorplan

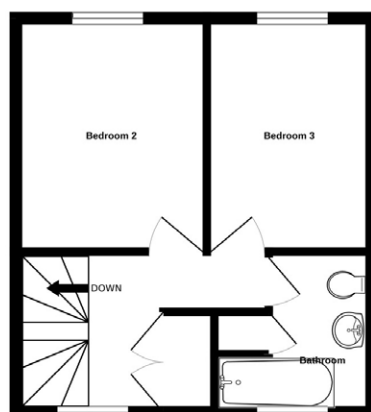
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## GROUND FLOOR

## Entrance hall

7'11 x 7'6 (2.4m x 2.3m)

## Kitchen/ living room

15'8 x 11'4 (4.8m x 3.5m)

## Landing

7'10 x 7'8 (2.4m x 2.4m)

## Bedroom 1

11'7 x 10'10 (3.6m x 3.3m)

## Dressing room

10'10 x 4'7 (3.3m x 1.4m)

## Shower room

8'8 x 7'7 (2.7m x 2.3m)

## SECOND FLOOR

## Landing

12'5 x 7'5 (3.8m x 2.3m)

## Bedroom 2

10'10 x 8'10 (3.3m x 2.7m)

## Bedroom 3

10'10 x 7'7 (3.3m x 2.3m)

## Bathroom

7'9 x 7'6 (2.4m x 2.3m)

## EXTERIOR

There are two parking spaces to the front of the property on a brick paved parking area. To the rear of the property is an enclosed garden laid to lawn and patio complete with garden shed.

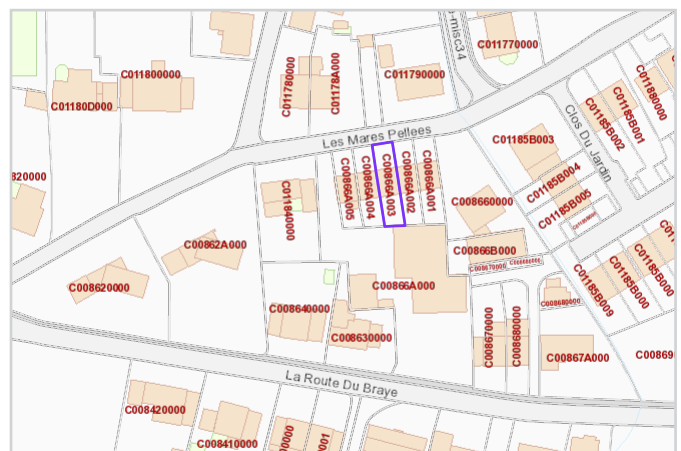
**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, mains drainage, electric central heating, uPVC double glazing.

**Perry's ref:** 10 D1

**what3words:** sheep.embers.cobbles

**TRP:** 120



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## CONTACT OUR LOCAL MARKET TEAM



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