



Sur La Fin

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

£560,000

LOCAL MARKET

SOLE AGENT

Beautifully presented semi-detached home, perfectly positioned on a well-regarded and neatly maintained clos.

This property has been thoughtfully extended to the rear, creating a stunning open-plan lounge and dining space.

The accommodation is well laid out and finished to a high standard throughout. The master bedroom enjoys its own stylish en suite shower room and fitted wardrobes, while the second bedroom is bright and airy. Completing the upstairs is a modern family bathroom.

Outside, the west-facing rear garden is fully enclosed, offering a private and low-maintenance space that is currently laid to patio. For convenience, there is gated access at the rear leading directly to two private parking spaces arranged in tandem.

School catchment: Vale Primary / St Sampsons Secondary

Key facts



- Beautifully presented semi-detached home.
- Thoughtfully extended to the rear, creating a stunning open-plan lounge and dining space.
- Cavity built in 2008
- Master bedroom with stylish en suite.
- Fully enclosed west-facing rear garden laid to patio.
- Gated rear access to two tandem parking spaces.

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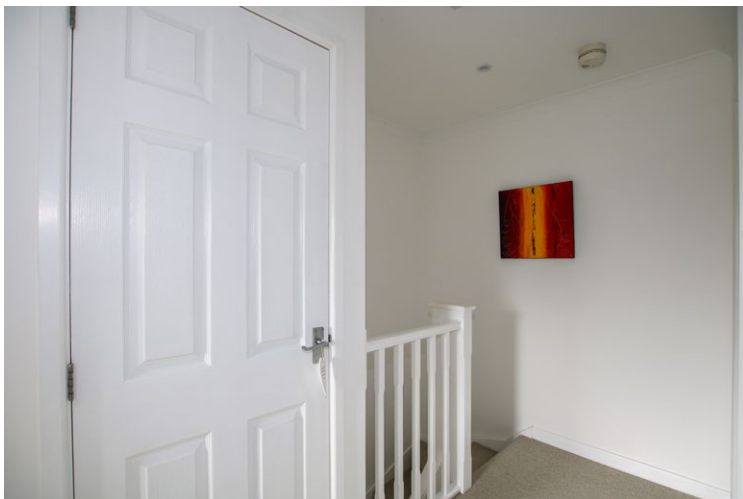


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GUERNSEY'S ESTATE AGENT









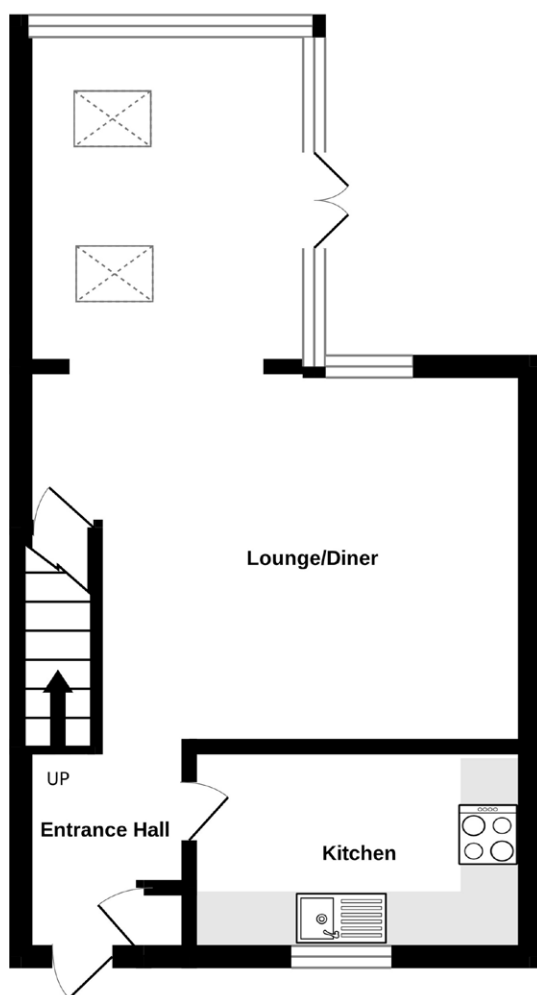




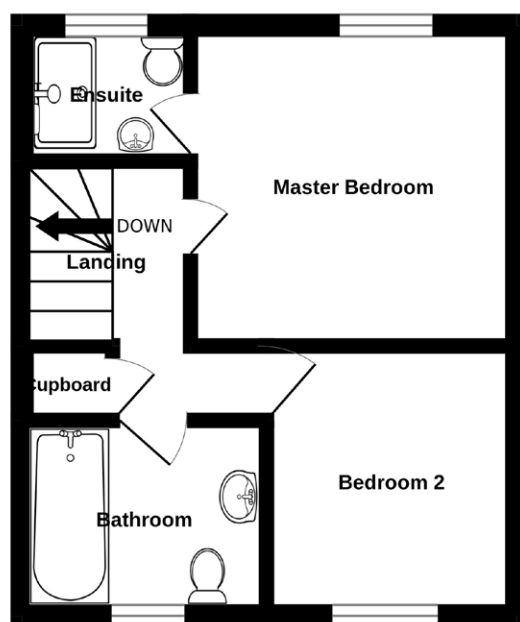


Floorplan

GROUND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



1ST FLOOR
189 sq.ft. (17.6 sq.m.) approx.



Entrance Hall

6'10 x 6'8 (2.1m x 2.0m)

Kitchen

11'3 x 6'3 (3.4m x 1.90m)

APPLIANCES

- Hotpoint fridge/freezer
- Hotpoint dishwasher
- Neff oven and extractor with Hotpoint gas hob

Lounge

18'4 x 13'1 Maximum L-shaped (5.6m x 4.0m)

Dining room

13'3 x 10'2 (4.1m x 3.1m)

First Floor

Landing

9'5 x 5'2 (2.9m x 1.6m)

Master Bedroom

11'5 x 9'4 (3.5m x 2.9m)

Ensuite Shower Room

6'4 x 5'3 (1.9m x 1.6m)

Bedroom 2

9'8 x 8'4 (3.0m x 2.6m)

Bathroom

8'1 x 5'5 (2.5m x 1.7m)

EXTERIOR

Approached off the clos road, there are two parking spaces in tandem to the rear of the property which can be accessed via a gate leading to the garden of which is patioed. To the front is a low maintenance astro turfed garden.

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

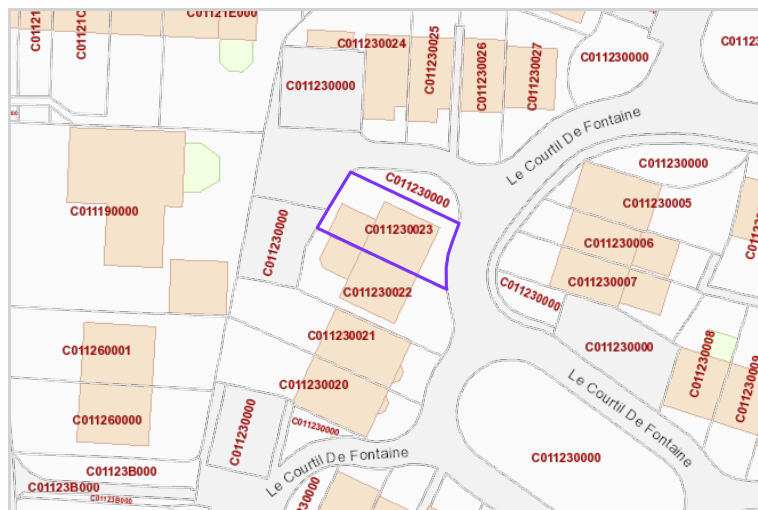
Services: Mains electricity, water and drainage, electric underfloor heating, uPVC double glazing.

Clos fee: £30 per month

Perry's ref: VAL 11E2

what3words: message.rods.grandson

TRP: 105



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