



Maison Numero Trois

£1,195,000

Verte Rue, Vale, GY6 8BS

LOCAL MARKET

SOLE AGENT

This detached listed family home is centrally positioned close to the amenities of St Sampsons and St Peter Port and just a short distance from West coast beaches.

Well proportioned accommodation spans three floors and comprises four double bedrooms (main bedroom en-suite), a further family bathroom and shower room. The reception space includes a spacious and well-equipped kitchen with a separate breakfast room, lounge, dining room and a conservatory to the rear of the property which opens out onto the large and private garden. Ample parking and a garage complete the offering.

Please note that this property is currently tenanted with a 3 month notice period agreement in place.

School catchment: Hautes Capelles Primary School & St Sampsons High School

Key facts



- Detached listed family home
- Well proportioned rooms
- Central location
- Parking and garage
- Large private rear garden
- Currently tenanted – 3 month notice period

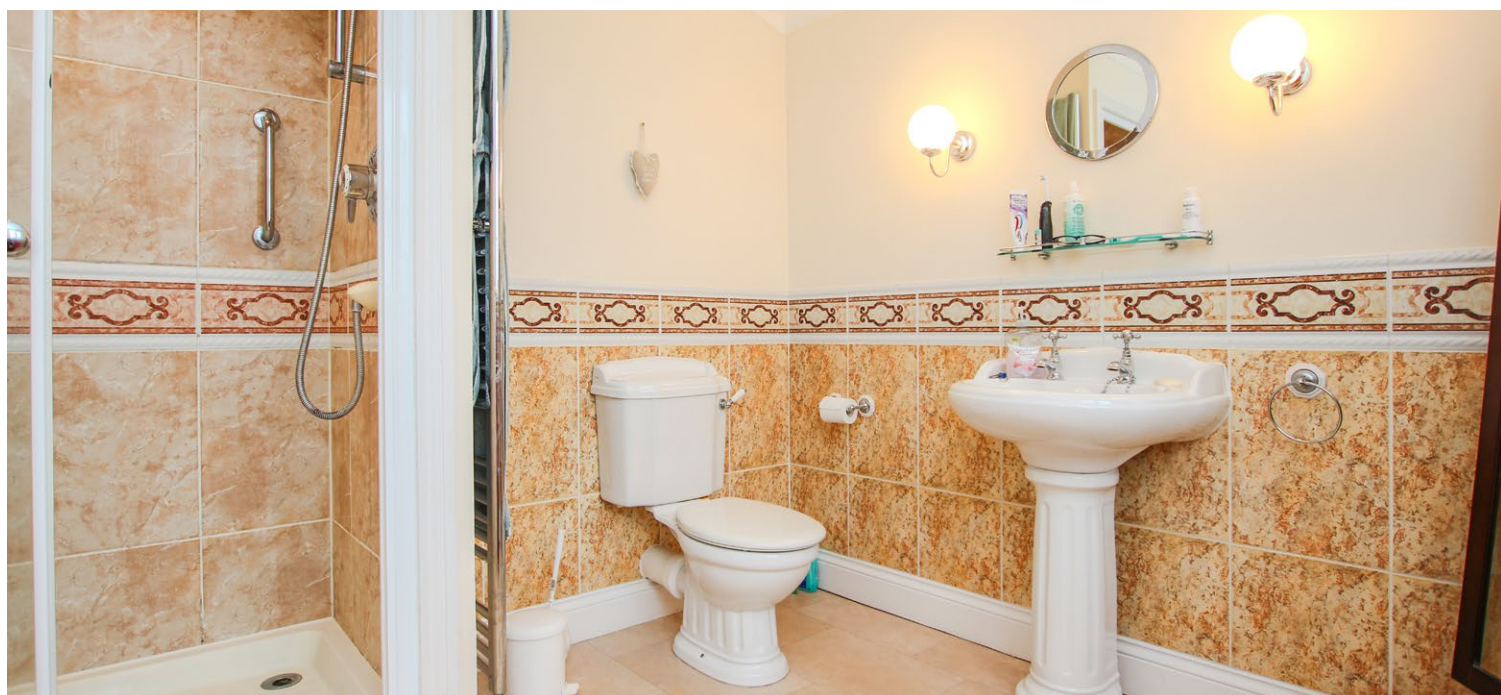
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GUERNSEY'S ESTATE AGENT









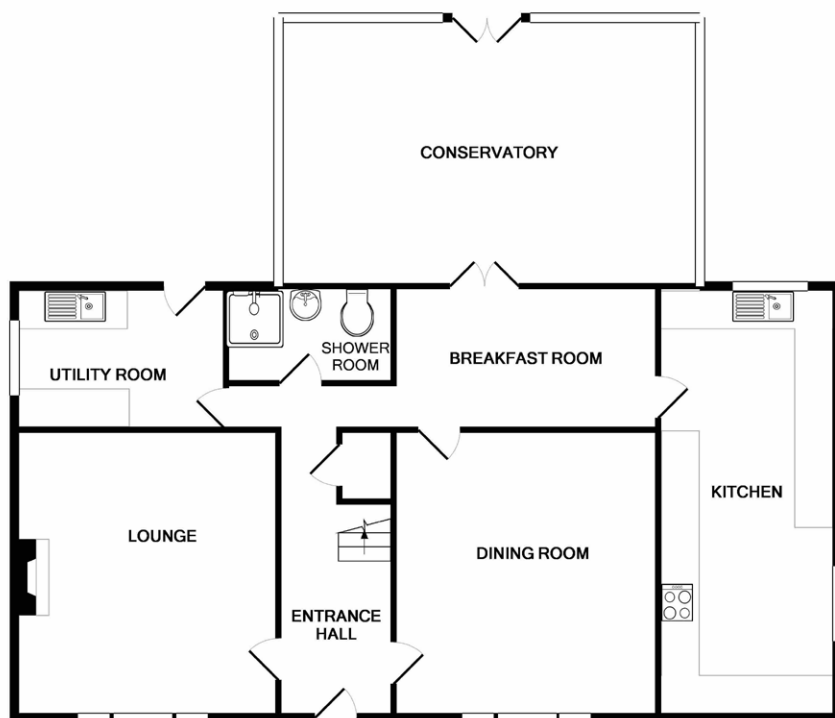




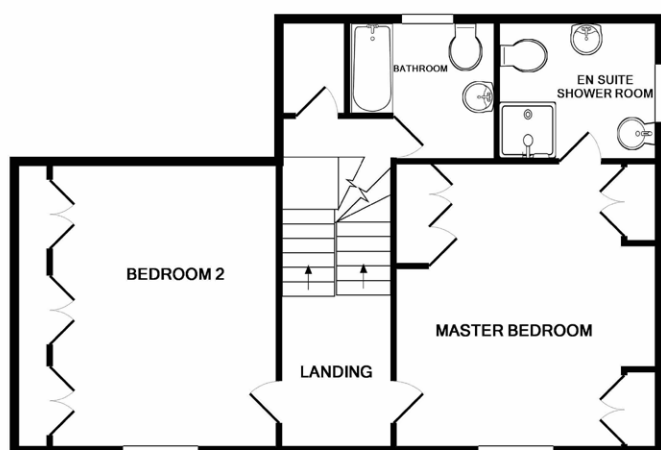


Floorplan

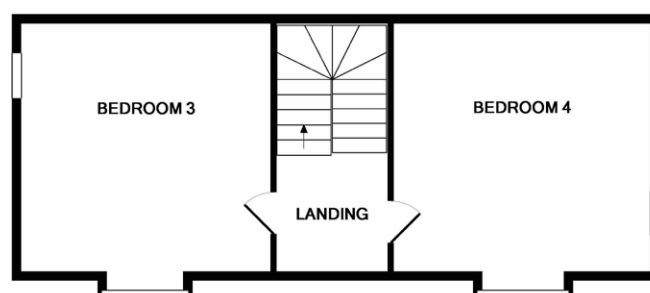
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR



2ND FLOOR

GROUND FLOOR

Entrance Hall

15' x 6' (4.6m x 1.8m)

Lounge

15' x 13'8 (4.6m x 4.2m)

Dining Room

14'9 x 13'8 (4.5m x 4.2m)

Breakfast Room

12'9 x 9' (3.9m x 2.7m)

Conservatory

19' x 14' (5.8m x 4.3m)

Kitchen

21' x 9'3 (6.4m x 2.8m)

APPLIANCES

- Hotpoint oven
- Neff microwave
- Neff hob
- Neff extractor

Utility

11' x 7'6 (3.4m x 2.3m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

Shower room

7' x 5'9 (2.1m x 1.8m)

FIRST FLOOR

Half landing

Bathroom

9' x 9' (2.7m x 2.7m)

Landing

Main bedroom

15' x 12'6 (4.6m x 3.8m)

En-suite shower room

8'6 x 8' (2.6m x 2.4m)

Bedroom 2

15' x 12' (4.6m x 3.7m)

Second Floor

Landing

Bedroom 3

13' x 11'4 (4m x 3.5m)

Bedroom 4

13' x 11'2 (4m x 3.4m)

Garage

17' x 16' (5.2m x 4.9m)

APPLIANCES

- Hotpoint freezer

External

The property is approached over a gravel driveway providing parking for multiple vehicles and access to the. To the rear of the property is a large private and enclosed garden mainly laid to lawn plus a further brock paved patio area.

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

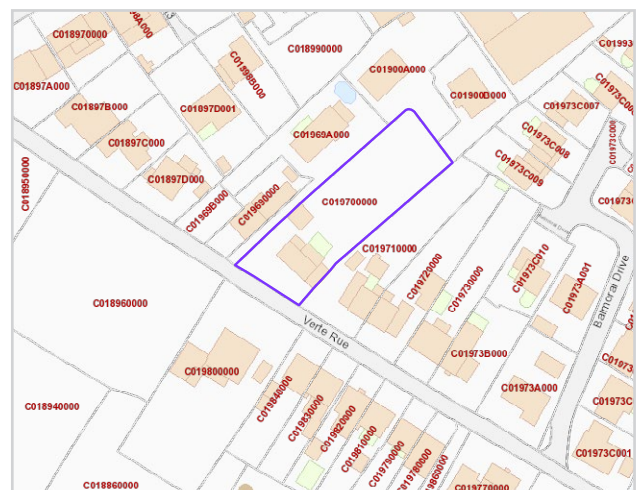
Services: Mains electricity and water, mains drainage, oil fired central heating, part uPVC double glazing part hard wood double glazing.

Finding the property: Travelling from Saumarez Park through the filter at the junction of Le Friquet and Landes du Marche, take the first turning on the right into Verte Rue and the property is the sixth on the left.

Perry's ref: 9 E5

what3words: transit.sleuths.misted

TRP: 304 LISTED



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