



# Mannez

£625,000

5, Bear Sejour Terrace, Le Vallon, St Martin, GY4 6DG

LOCAL MARKET

SOLE AGENT

Situated in the desirable parish of St Martin, this well presented terraced home offers spacious accommodation close to village amenities and beautiful coastal paths.

The property features a kitchen/diner, welcoming lounge, modernised bathroom and three double bedrooms.

To the rear of the property is an enclosed garden and to the front, parking for 2 vehicles. A super home for those looking to move up the property ladder and early viewing is recommended.

School catchment: St Martin's Primary School / Les Beaucamps High School

## Key facts



- Three double bedrooms
- Driveway parking for two vehicles
- Idyllic St Martins location
- Private rear garden
- Modern kitchen and bathroom

t 01481 236039  
e enq@cooperbrouard.com  
w cooperbrouard.com



 cooper  
brouard

GUERNSEY'S ESTATE AGENT





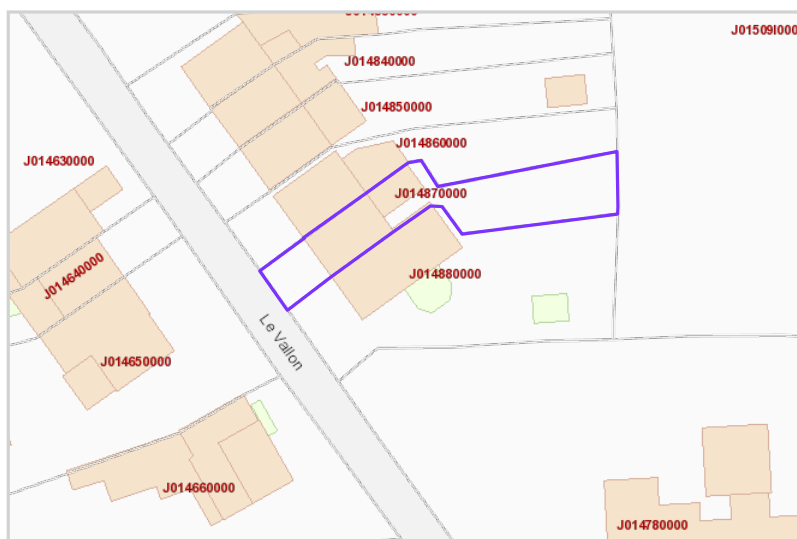




# Floorplan

GROUND FLOOR

1ST FLOOR



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## Entrance hall

24' x 6' max (7.3m x 1.8m)

## Lounge

15'3 x 13' (4.6m x 4m)

## Bedroom 3

12'3 x 10'9 (3.7m x 3.3m)

## Kitchen

18' x 9'9 (5.5m x 3m)

### APPLIANCES

- Rangemaster oven and gas hob
- Indesit washing machine
- Hotpoint tumble dryer
- Hotpoint dishwasher and Hotpoint fridge freezer

## FIRST FLOOR

## Landing

14'4 x 5'9 (4.4m x 1.8m)

## Bedroom 1

13'4 x 11'7 (4.1m x 3.6m)

## Bedroom 2

12'6 x 11' (3.8m x 3.4m)

## Bathroom

10'6 x 5'10 (3.2m x 1.8m)

## EXTERIOR

There is parking for 2 vehicles to the front of the property. To the rear is an enclosed garden laid to lawn complete with raised floral borders.

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

**Services:** Mains electricity and water, mains drainage, mains gas central heating, electric under floor heating to kitchen, uPVC double glazing.

**Perry's ref:** 31 E2

**what3words:** unit.tagging.reusing

**TRP:** 107

## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah