

**SOLE
AGENT**



7 Saumarez Clos

Route De Carteret, Castel, GY5 7YP

 x3  x1 **PERRYS 8C4 TRP 125**

- Well presented family home
- Three bedrooms
- Open plan living space
- Low maintenance garden
- Ten minute walk to Cobo amenities
- Plenty of parking

£495,000

LOCAL MARKET

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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About 7 Saumarez Clos

7 Saumarez Clos is a semi detached, three bedroom family home, conveniently located just a ten minute walk from the amenities of Cobo Bay. The ground floor is particularly light and spacious, offering a modern open living space with dual aspect, complemented by a newly fitted contemporary fitted kitchen and a separate WC. The first floor comprises two well proportioned double bedrooms, a single bedroom, and a family bathroom. Completing the package is a low maintenance garden and parking on the driveway for two vehicles.

ACCOMMODATION COMPRISING

GROUND FLOOR

Front Porch

6'11" x 3'7" (2.1m x 1.1m)

Entrance Hall

13'1" x 7'7" (4m x 2.3m)

Carpet as fitted.

Separate WC

4'3" x 2'7" (1.3m x 0.79m)

Fitted with a wash hand basin and W.C.

Kitchen / Dining Room

23'4" (7.1) (max) x 7'7" (2.3) (min) x 20'6" (6.25) (max) x 12'2" (3.7) (min) L-shaped

Fitted with a range of wall and base units with worksurfaces over incorporating a sink with bowl and drainer. Large window providing aspect to the front and large window providing aspect to the conservatory. Double doors providing access to the conservatory.

Conservatory

17'1" x 7'7" (5.2m x 2.3m)

Fitted with base units with worksurfaces over. Double doors providing access to the rear garden

FIRST FLOOR

Landing

9'2" x 2'11" (2.8m x 0.9m)

Carpet as fitted. Access to the loft.

Bedroom 3 / Study

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

Large window providing aspect to the front.

Bedroom 1

12'2" x 10'2" (3.7m x 3.1m)

Large window providing aspect to the front. Fitted wardrobes.

Bedroom 2

10'10" x 10'10" (3.3m x 3.3m)

Large window providing aspect to the rear.

Separate WC

4'11" x 2'11" (1.5m x 0.9m)

Fitted with a wash hand basin with storage below and a W.C. Frosted window providing aspect to the rear.

Bathroom

7'7" x 5'9" (2.3m x 1.75m)

Fitted with a two piece suite of bath with shower over and a wash hand basin. Fully tiled.

OUTSIDE

Front

The property is approached by a tarmac driveway with parking for two cars.

Rear

Patio with garden beds and a large timber shed. Path leading to the side providing access to the parking area.

Appliances

Extractor fan, Range Master oven and hob, AEG dishwasher, Samsung American style fridge/freezer and Hotpoint washing machine.

TRP: 125

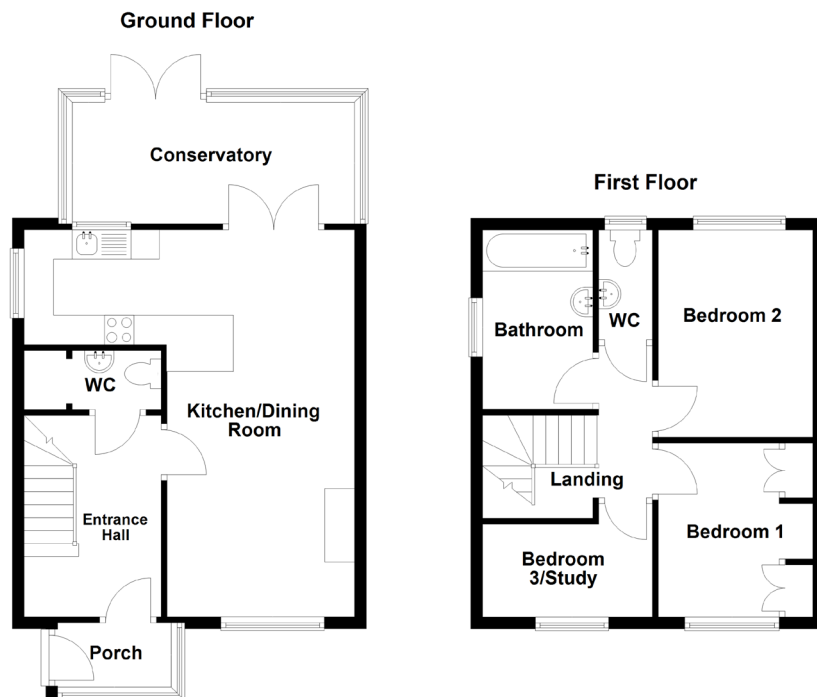
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

Construction: Cavity construction. uPVC double glazed windows and uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.



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