




Clos de Marc £577,500+


Guelle Road, St. Peter Port, GY1 2DF | Local Market | TRP TBC

 x 3  x 2  x 2



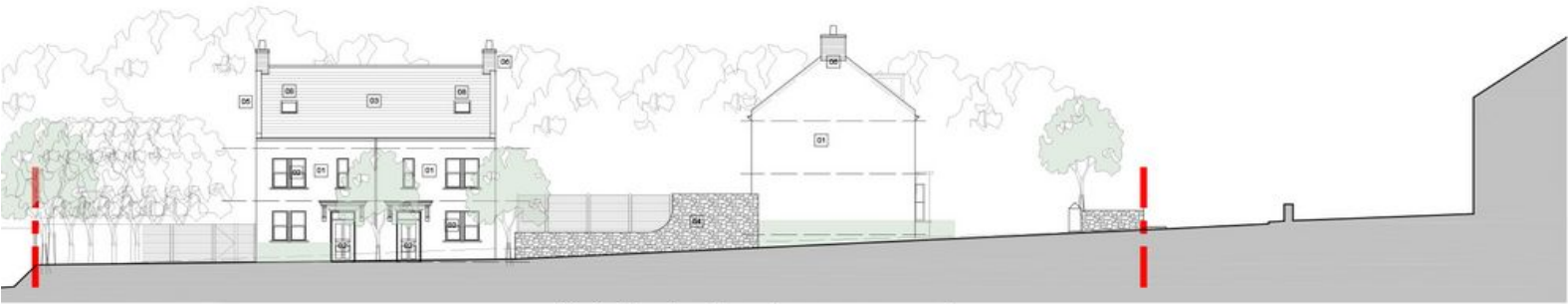
Property Overview

Clos de Marc is a brand new development of eight high quality newly constructed houses to the Guernsey property market. The prices range from £470,000 up to £595,000.

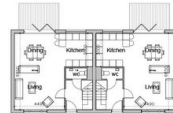
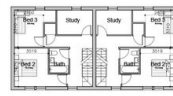
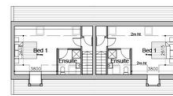
-  Brand new quality housing development for September 2021
-  Mixture of 2 bed with study and 3 bed with study
-  Close to Beau Sejour and Amherst School
-  Parking



East Elevation to Guelle Road



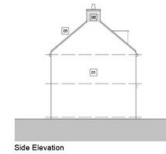
North Elevation through new access road



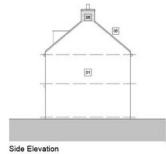
Front Elevation



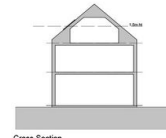
Rear Elevation



Side Elevation



Side Elevation



Cross Section

- Key to Finishes
- (01) Hard floor covered concrete
 - (02) White brick painted windows & doors
 - (03) Natural stone wall finish
 - (04) Traditional gables with lead covered eaves
 - (05) Traditional brick chimneys with clay pots
 - (06) Lead roof finish with 12 degree overhang
 - (07) White or similar heritage roof finishes



West Boundary Elevation



South Boundary Elevation



About Clos de Marc

Clos de Marc is a brand new development situate at Guelle Road in the parish of St Peter Port and will consist of eight high quality newly constructed houses which are due for completion by September 2021. These new houses will be carefully and considerately spaced out over three floors comprising of double bedrooms, study, open plan kitchen/diner/lounge, ground floor WC, family bathroom and separate en-suite with the master bedroom on the third floor.

Some of these houses will have nice rural and/or distant sea views from the top floors Clos de Marc is situate close to Beau-Sejour, Admiral Park and being only a ten/fifteen minute stroll from St Peter Port town centre. Further detailed information as to the number of bedrooms etc are listed below.

Unit 5 - £602,500 - Floor area of each house:125 msq

Constructed over three floors, Unit 5 consists of:

An open plan kitchen/diner/lounge and WC, at ground floor level;

Two double bedrooms, large study and family bathroom, at first floor level; and

Master bedroom with en-suite, at third floor level.

Externally there will be parking for two cars, together with good sized rear gardens as detailed on the plans.

Unit 7 and Unit 8 - £577,500 - Floor area of house: 123 msq

Constructed over three floors Unit 7 & Unit 8 each consist of:

An open plan kitchen/diner/lounge and WC, at ground floor level;

Two double bedrooms, large study and family bathroom, at first floor level; and

Master bedroom with en-suite, at third floor level.

Externally there will be parking for two cars, together with a good sized rear garden as detailed on the plans.

Services

Mains water and electricity.

Drainage

Main drain.

Heating

Underfloor heating on ground floor level and electric radiators.

Appliances

TBC

Viewing and possession

We will in due course be given further detail regarding the internal layout of the site and will update these details accordingly in due course

Disclaimer

As Clos de Marc is still in the final stages of finalising details no guarantees can be offered in respect of any of the details contained herein. We will endeavour to update these details when further information is available.

Security deposit

If you would like to reserve a plot and specify the fixtures and fittings you would like included in the build, this can be done by paying a deposit which will be held by an Advocates office as security on the plot. There will be an initial amount of £11,000 provided that this amount covers all and any additions your would like. Final details will follow shortly. Please contact us should you wish to discuss the deposit scheme further.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch and 3D plans are for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, SEA Limited trading as Sheppards Estate Agents. Intending

purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.