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1 Eros House, La Grande Rue, St Martin, Guernsey, GY4 6LQ

2 Clos de Marc £2,950 p/m






Guelle Road, St. Peter Port, GY1 2DF | Local Market | TRP 138

 x 3  x 2  x 2

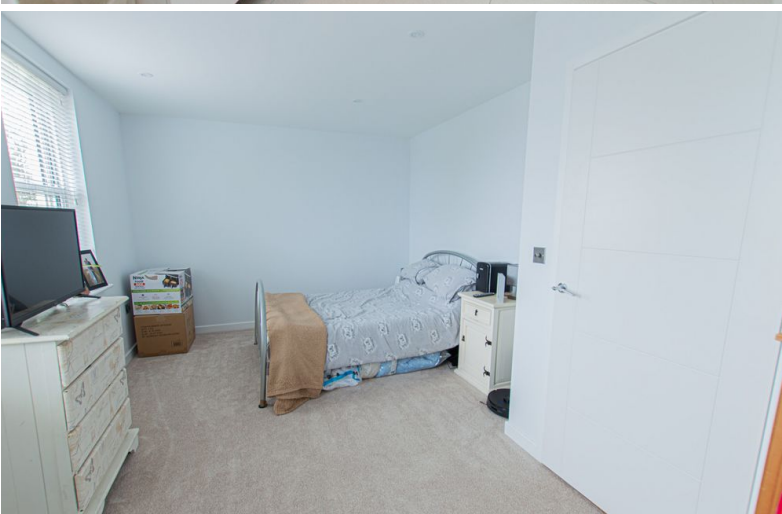


Property Overview

A modern, newly built three bedroom family home located on a recently built development in the heart of St Peter Port.

-  Available immediately
-  No pets or smokers
-  Three bedroom family home located on a brand new development
-  Located in the heart of St Peter Port
-  Available from the beginning of June 2024





About 2 Clos de Marc

2 Clos de Marc is located on a newly built development on Guelle Road in the central parish of St Peter Port. This modern, well presented accommodation is spread out over three floors comprising, from ground floor level; an entrance hall, open plan kitchen/dining/sitting room and a utility room/wc.

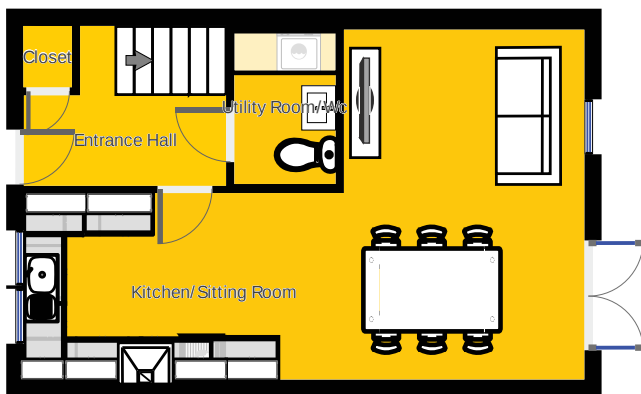
At first floor level, there are is a double bedroom which looks out to distant west coast sea views, a study/bedroom and a family bathroom.

The second floor includes an inviting master bedroom with an en-suite shower room and walk-in closet.

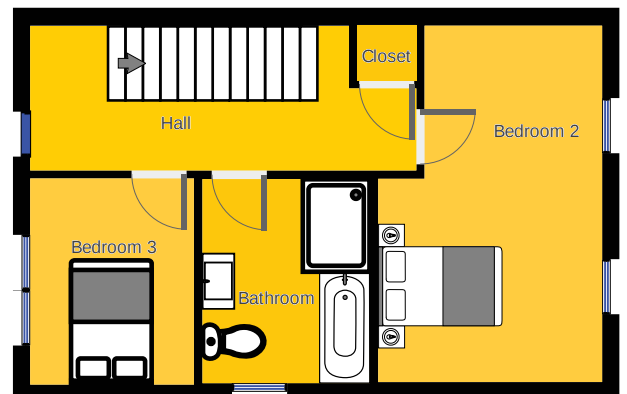
Externally, there is an enclosed garden laid to lawn to the rear of the property and parking for two vehicles at the front.

Available from June 2024. No pets or smokers.

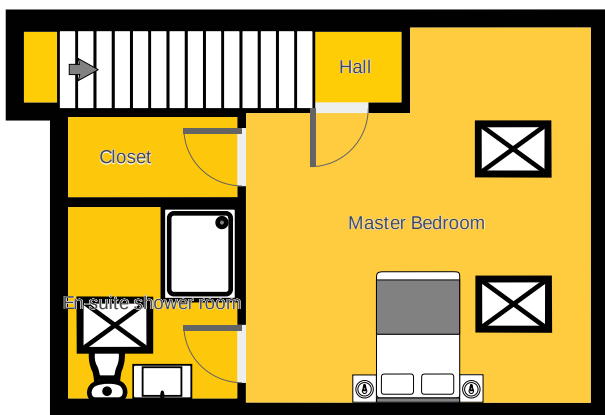
Floor Plan



Ground Floor



First Floor



Second Floor

Ground Floor

Kitchen/Dining/Sitting Room : 8.18m max x 3.51m min x 5.10m max x 2.72m min (26'8 x 11'5 x 16'4 x 8'9)

Utility Room/WC: 2.25m x 1.48m (7'4 x 4'8)

Entrance Hall : 2.95m max x 2.33m (9'6 x 7'6)

First Floor

Bedroom 2 : 5.17m x 3.25m max x 2.58m min (16'9 x 10'6 x 8'5)

Bathroom : 2.96m x 2.43m (9'7 x 7'9)

Bedroom 3 : 2.99m x 2.38m (9'8 x 7'8)

Landing : 5.61m max x 2.10m max (18'4 x 6'8)

Second Floor

Master bedroom : 5.16m max x 3.98m min x 4.75m max x 2.49m min (16'9 x 13'1 x 15'5 x 8'2)

En-Suite Shower Room : 2.63m x 2.33m (8'6 x 7'6)

Closet : 2.33m x 1.10m (7'6 x 3'6)

Exterior

Externally, there is an enclosed garden laid to lawn to the rear of the property and parking for two vehicles at the front.

Appliances

Neff double oven, Neff dishwasher, Neff hob, Neff extractor fan, Neff washer/dryer, Neff fridge/freezer.

Services

Mains water and electricity

Heating

Underfloor heating on ground floor level and electric radiators

Drainage

Main drain

What3words

///complains.arrangement.juke

Viewing and possession

By appointment and arrangement through Sheppards Estate Agents only.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.