

# No 1 Clos de la Plage

Perry's: 6 A5

TRP: TBA

Parish: St Sampsons

Price: £255,000



Compact but beautifully formed in a superb location would suitably describe this one bedroom, ground floor single storey end terraced home, situated on a small select clos.

Located near to L'Islet village with parking for one car and an outdoor area, this wonderful immaculately presented home would be ideally suited for those looking for a little peace and tranquillity.

- One bedroom end terraced home
- Parking and outdoor space
- Immaculately presented
- Recently completely redeveloped
- Superb peaceful location



Bedroom



estate agents





**BEDROOM** 3.06m (10') x 2.31m(7'7")

Upvc double glazed window to front. Neutrally decorated. Wood laminate flooring. Recessed ceiling lights. Two bedside wall lights. Radiator.

**OPEN PLAN LIVING SPACE** 3.06m(10') max x 5.81m (19'1") max

Two upvc windows to front. Upvc door to garden. Neutrally decorated. Wood laminate flooring. Two radiators. Recessed ceiling lights. White floor and wall units with dark surfaces. White tiled splash backs. Stainless steel sink with drainer. 2 ring Bosch ceramic hob. Whirlpool Extractor. Integral fridge with freezer compartment. Whirlpool oven. Microwave. Doors to Inner hallway and Bedroom.

**INNER HALLWAY**

Neutrally decorated. Wood laminate flooring. Storage cupboard finished in white housing Vaillant Combi gas boiler. Door to:-

**BATHROOM** 1.66m(5'5") x 1.97(6'5")

Upvc obscure glazed window to rear. Fully tiled white suite comprising WC. Wash hand basin with fitted storage unit. Mirror shaver light point over. Bath with shower over. Extractor. Ladder style radiator.

**LAUNDRY ROOM**

4 panelled obscure glazed upvc door with window to side. Waterproof floor covering with wipe clean wall coverings. Appliances include Hotpoint Aquarius washing machine. Hotpoint Aquarius tumble dryer. Sealed light fitting.

**EXTERIOR**

This lovely peaceful property is approached over a tarmac driveway and has allocated parking for one car. At the front is a low maintenance gravelled garden area.

**SERVICES**

Mains water, gas, electricity and drains. uPVC double glazing throughout.

**INCLUDED IN THE SALE**

All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.

**CHARGES**

A community charge will be applied for the upkeep of communal areas, this is likely to be in the region of £30 to £50 per calendar month.



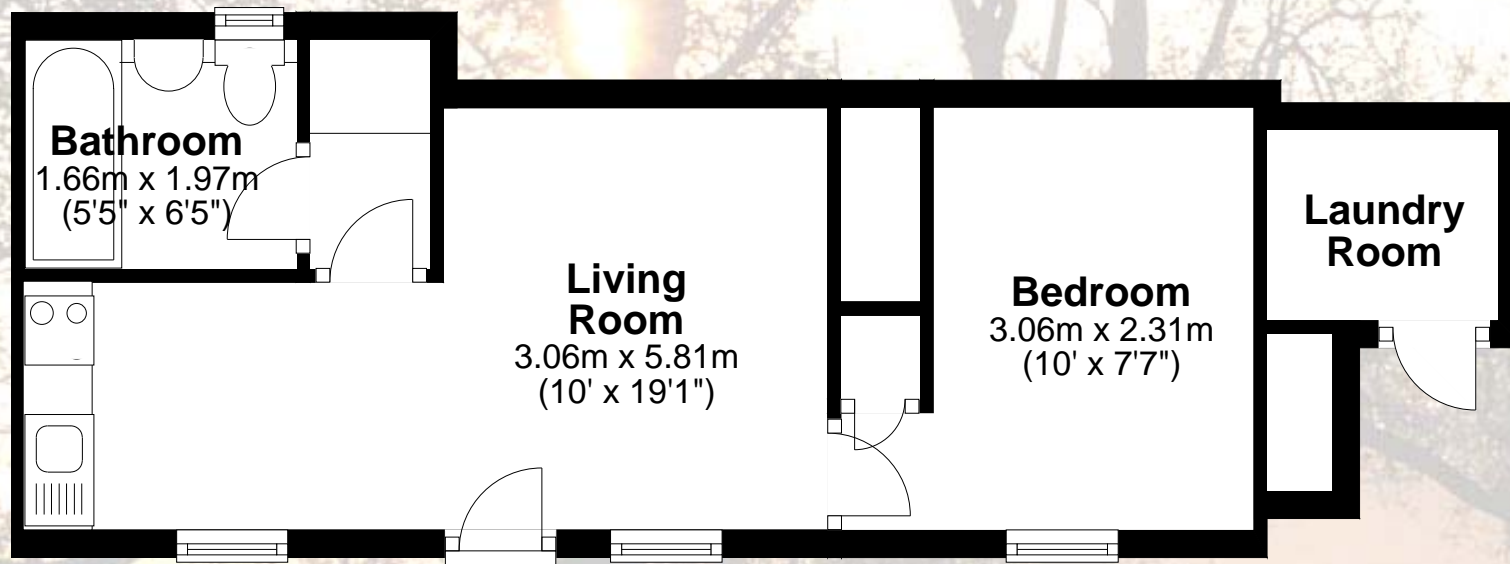
Kitchen space



Bathroom



## Ground Floor





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