

£545,000



Unit 2, Belle Soleil, Le Bouet, St Peter Port

Perry's guide reference: 17 G3



- Newly Built 3 Bedroom Terraced House
- Stone's Throw From Seafront & Amenities
- Finished To A High Specification Throughout
- Enclosed Easy To Maintain Garden
- Ideal For Those Moving Up The Ladder
- TRP 111

Located only a stone's throw from the seafront, Unit 2, Belle Soleil is a fabulous newly built property offering excellent accommodation.

Finished to a high standard throughout, the accommodation is set over three floors and comprises a sizeable open plan kitchen/lounge/diner with bi-folding doors leading out onto the garden and a cloakroom on the ground floor. The first floor offers a large bedroom and bathroom, together with the second floor providing two further double bedrooms.

Externally, the property further benefits from an enclosed garden which is mainly laid to lawn and an allocated rented parking space located very close by at £75 per month (evenings, 5pm to 9am and weekends - transferable to any new owner), in addition there is good on-street in the area.

Ideal for those looking for an easy to maintain property in a convenient location close to amenities- viewing highly recommended by Mawson Collins Limited.







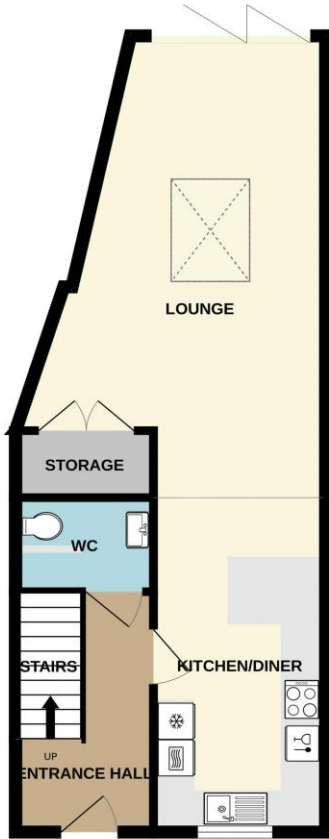








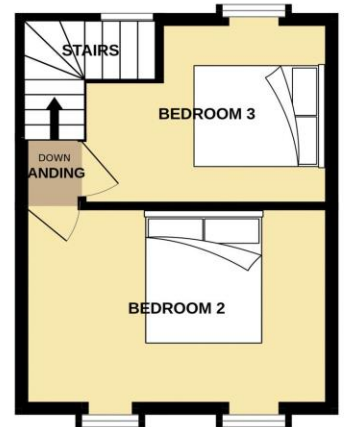
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Inclusions

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

- Bosch electric oven and combination oven
- Bosch four ring induction hob
- Extractor fan
- Integrated Bosch fridge/freezer
- Integrated AEG dishwasher

Room Measurements

GROUND FLOOR

Entrance Hall	11' 1" x 6' 1" (3.38m x 1.85m)
Kitchen/Diner	21' 7" x 9' 2" (6.57m x 2.80m)
Lounge	17' 9" x 11' 8" (5.41m x 3.55m)
Cupboard	5' 6" x 2' 5" (1.68m x 0.74m)
WC	6' 2" x 5' 1" (1.87m x 1.54m)
Stairs & Landing	9' 11" x 6' 9" (3.02m x 2.06m)

FIRST FLOOR

Airing Cupboard	5' 2" x 2' 11" (1.58m x 0.89m)
Bedroom 1	15' 6" x 11' 11" (4.73m x 3.62m)
Bathroom	10' 9" x 5' 11" (3.27m x 1.80m)
Stairs & Landing	8' 6" x 2' 11" (2.58m x 0.90m)

SECOND FLOOR

Bedroom 2	14' 7" x 10' 0" (4.45m x 3.04m)
Bedroom 3	10' 0" x 9' 2" (3.06m x 2.80m)

**Possession**

By arrangement.

Services

Mains water, electricity and drainage. Electric central heating, with electric underfloor heating on the ground floor. uPVC double glazing.

The property is of modern construction.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.