

SOLE  
AGENT

## Terrous Omis

Stanley Road | St Peter Port

This detached family home is presented to the market in move-in condition. The property is located in a quiet, one-way road on the outskirts of St Peter Port and is within comfortable walking distance of Waitrose, Beau Sejour and the town centre. Accommodation comprises lounge, kitchen/diner, dining room (bedroom 5), four bedrooms, bathroom and a shower room. There is a low maintenance rear garden laid with artificial grass. To the front of the property is a large, south-facing patio which elevated from road level which provides excellent space for al fresco dining. Parking is provided by a tarmac drive and two single garages.

**£495,000**

4 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

Shields  
& Rutland



# PHOTOS





# PHOTOS





# PHOTOS



# SPECIFICATIONS



## Entrance Hall

24' 3" x 4' 10" (7.40m x 1.48m)

## Lounge

13' 11" x 11' 11" (4.24m x 3.62m)

## Bedroom 4

11' 11" x 8' 4" (3.62m x 2.55m)

## Bathroom/Utility

8' 5" x 8' 3" (2.56m x 2.52m)

## Kitchen/Breakfast room

13' 10" x 11' 10" (4.22m x 3.61m)

## Dining room/Bedroom 5

14' 11" x 8' 11" (4.55m x 2.73m)

## Bedroom 3

10' 8" x 10' 11" (3.26m x 3.33m)

## First floor landing

12' x 7' 10" (3.67m x 2.39m)

## Bedroom 1

12' 4" x 12' 11" (3.75m x 3.93m)

## Bedroom 2

12' 10" x 10' 7" (3.91m x 3.23m)

## Shower room

10' 4" x 5' 5" (3.15m x 1.65m)

## Gardens

There is a low maintenance rear garden laid with artificial grass. To the front of the property is a large, south-facing patio which elevated from road level which provides excellent space for al fresco dining.

## Parking

A tarmac drive provides parking for at least one vehicle.

## Garages

The property benefits from two single garages.

## PRICE INCLUDES

- Curtains, carpets and light fittings

## SPECIAL FEATURES

- Elevated position
- Working fireplace
- Spacious

## SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

## APPLIANCES INCLUDED

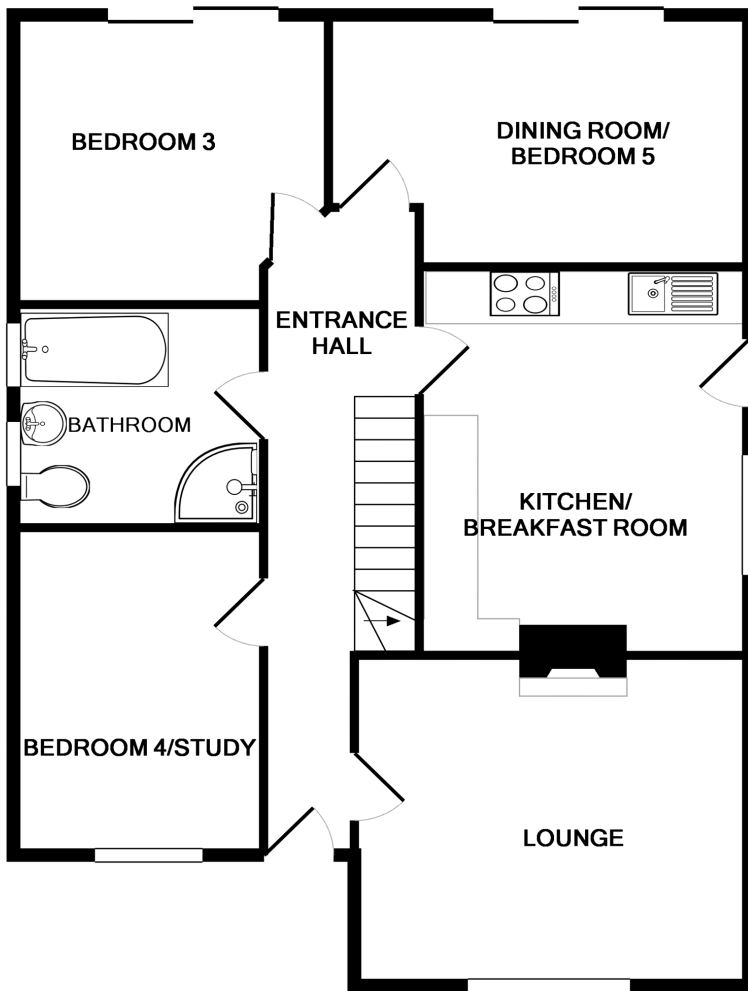
- Hotpoint double oven and hob
- Integrated Neff dishwasher
- Hotpoint tumbledryer

## SCHOOL CATCHMENT

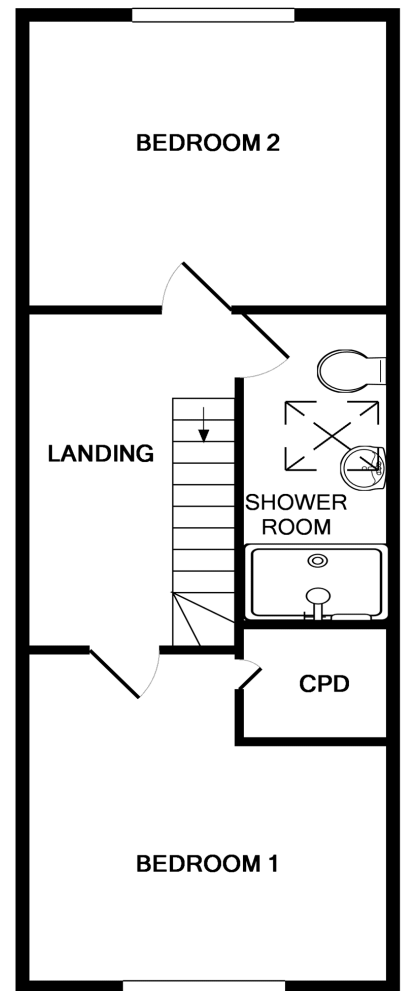
- Vauvert Primary School
- Mare de Carteret high School



# FLOORPLAN



GROUND FLOOR



1ST FLOOR

## TERROUS OMIS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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