



## Verseau

Vale Road | St Sampson

This semi-detached family home is offered to the market in excellent condition. The property is conveniently located between the amenities at both The Bridge and Town with the North coast beaches a short drive away. Accommodation comprises open plan kitchen/lounge/diner, three bedrooms, two bathrooms and a WC. To the rear of the property is a low-maintenance garden and to the front is parking for two cars. The property is currently tenanted until August 2020 which is ideal for those looking for a buy-to-let.

**£475,000**

3 BEDROOMS

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3 BATHROOMS

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1 RECEPTION

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Shields  
& Rutland

# PHOTOS





# PHOTOS



# SPECIFICATIONS



## Entrance Hall

14' 4" x 5' 11" (4.38m x 1.81m)

## Cloakroom

6' 7" x 2' 6" (2.00m x 0.76m)

## Lounge/Dining Room

17' 3" x 14' 7" (5.26m x 4.45m)

## Kitchen

14' 2" x 7' 11" (4.31m x 2.42m)

## First floor landing

18' 7" x 3' 7" (5.66m x 1.09m)

## Bedroom 2

14' 4" x 13' 3" (4.38m x 4.04m)

## En-suite shower room

8' 5" x 2' 11" (2.57m x 0.88m)

## Bedroom 3

11' 10" x 8' 1" (3.60m x 2.46m)

## Family bathroom

8' 1" x 5' 7" (2.46m x 1.69m)

## Second floor landing

8' 4" x 3' 1" (2.53m x 0.93m)

## Bedroom 1

18' 1" x 11' 1" (5.51m x 3.39m)

## En-suite shower room

7' 10" x 2' 11" (2.38m x 0.89m)

## Garden

To the rear of the property is a low-maintenance garden with gated access to the front of the house.

## Garage

There are two allocated parking spaces to the front of the property.

## PRICE INCLUDES

- Curtains, carpets and light fittings

## SPECIAL FEATURES

- Modern build
- Currently tenanted until August 2020

## SERVICES

Mains water. electricity and drainage. Gas central heating.

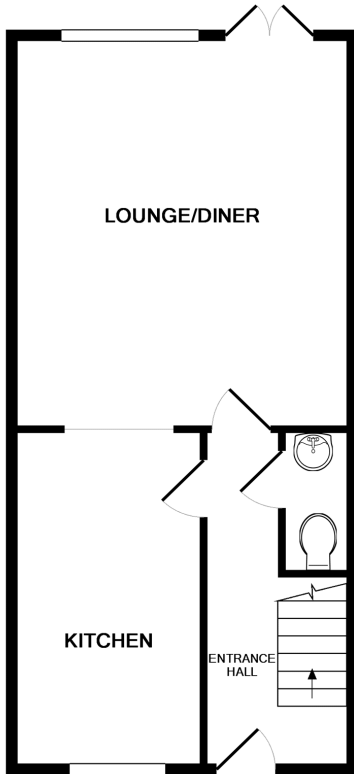
## APPLIANCES INCLUDED

- To be agreed at sale

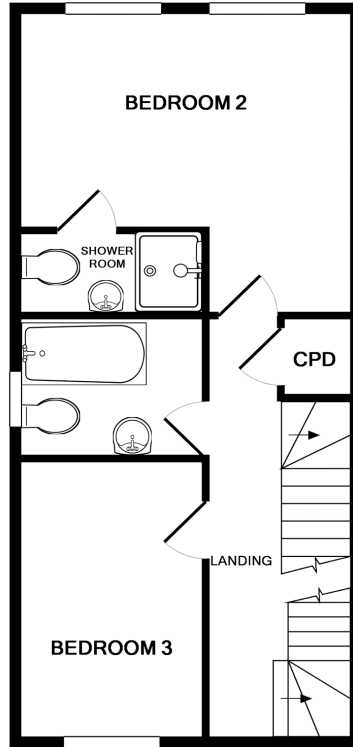
## SCHOOL CATCHMENT

- Vale Primary School
- St Sampsons high School

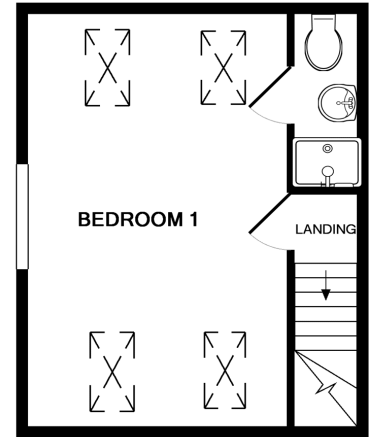
# FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

## VERSEAU

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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T 01481 714445

E [info@shieldsandrutland.gg](mailto:info@shieldsandrutland.gg)

Shields & Rutland, 31 Gategny Esplanade,  
St. Peter Port, Guernsey, GY1 1WR

[shieldsandrutland.gg](http://shieldsandrutland.gg)

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& Rutland

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