

SOLE  
AGENT

## Caleta

Les Mares Pellees | Vale | GY35PN

This mid-terrace family home is presented to the market in excellent condition having been recently upgraded by the current owners. The property is located in a quiet lane benefitting from shops within walking distance and both The Bridge and L'Ancrese a short drive away. Accommodation comprises open plan kitchen/lounge/diner with bi-folding doors onto the back garden, three bedrooms (the master boasts a walk-in dressing area) and two bathrooms. To the rear of the property is a low maintenance garden laid to lawn. The front driveway is brick paved and provides parking for two vehicles.

**£535,000**

3 BEDROOMS

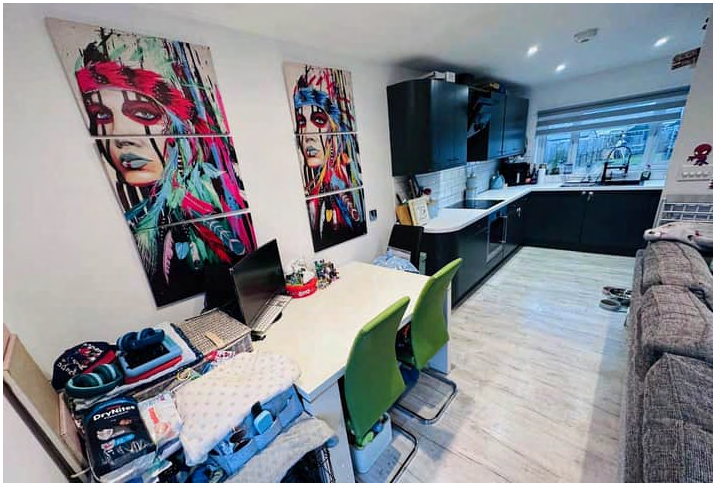
2 BATHROOMS

1 RECEPTION

Shields  
& Rutland

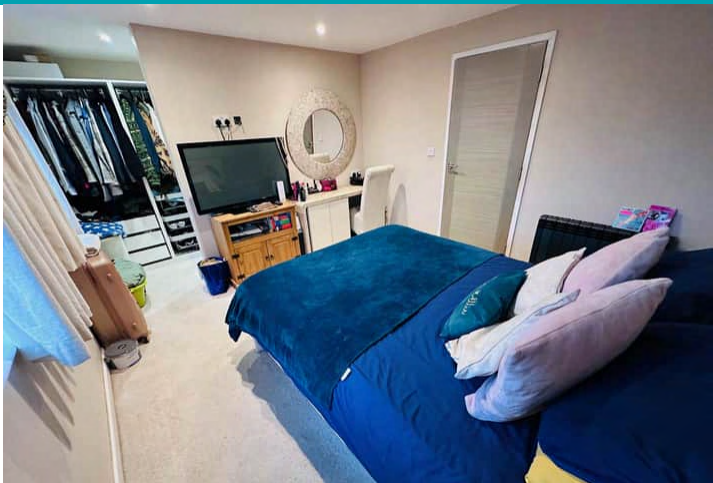
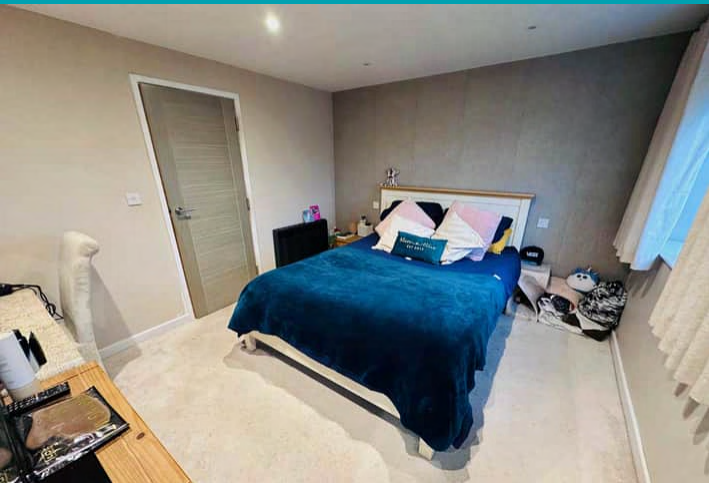


PHOTOS





PHOTOS

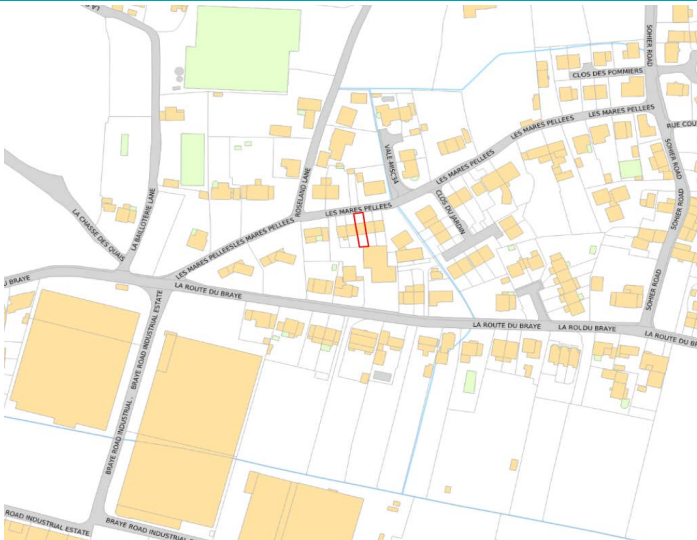




PHOTOS



# SPECIFICATIONS



## Entrance Hall

2.41m x 2.29m (7' 11" x 7' 6")

## Kitchen/Lounge/Diner

4.78m x 3.46m (15' 8" x 11' 4")

## First Floor Landing

2.40m x 2.34m (7' 10" x 7' 8")

## Master Bedroom

3.53m x 3.30m (11' 7" x 10' 10")

## Dressing Area

3.30m x 1.39m (10' 10" x 4' 7")

## Bathroom

2.63m x 2.32m (8' 8" x 7' 7")

## Second Floor Landing

3.79m x 2.25m (12' 5" x 7' 5")

## Bedroom 2

3.29m x 2.68m (10' 10" x 8' 10")

## Bedroom 3

3.29m x 2.32m (10' 10" x 7' 7")

## Bathroom

2.36m x 2.28m (7' 9" x 7' 6")

## Garden

To the rear of the property is a low maintenance garden laid to lawn.

## Parking

The front driveway is brick paved and provides parking for two vehicles.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- uPVC double glazed
- Recently upgraded
- Quiet location
- Low maintenance garden

## SERVICES

Mains water, electricity and drainage

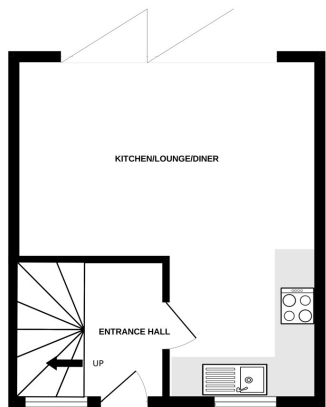
## APPLIANCES INCLUDED

- Integrated fridge/freezer
- Bosch single oven
- Cooke & Lewis hob
- Extractor fan
- Integrated dishwasher

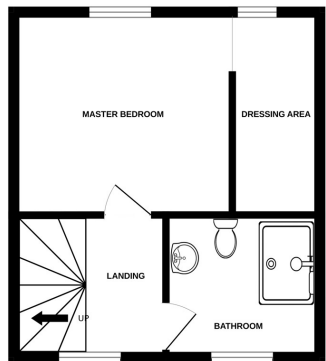
## SCHOOL CATCHMENT

Vale Primary School and St Sampson High School

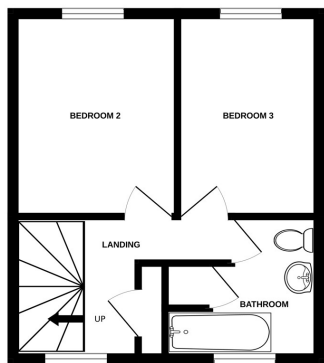
GROUND FLOOR



1ST FLOOR



2ND FLOOR



CALETA

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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