

Zonam Solvere

Les Barras Lane - Vale - GY6 8EJ

Price £649,000



REF: 2392

TRP: 153



- A Detached 3 bedroom Chalet Bungalow.
- Situated in a convenient & central location in Barras Lane in the Vale.
- Comprises lounge, kitchen/diner, conservatory, utility, shower room & garage on the ground floor.
- 3 bedrooms & family bathroom on the first.
- Formal front garden with modest garden to side and parking for 2-3 cars, scope to create more.
- Perry's Guide - Page 9 E2



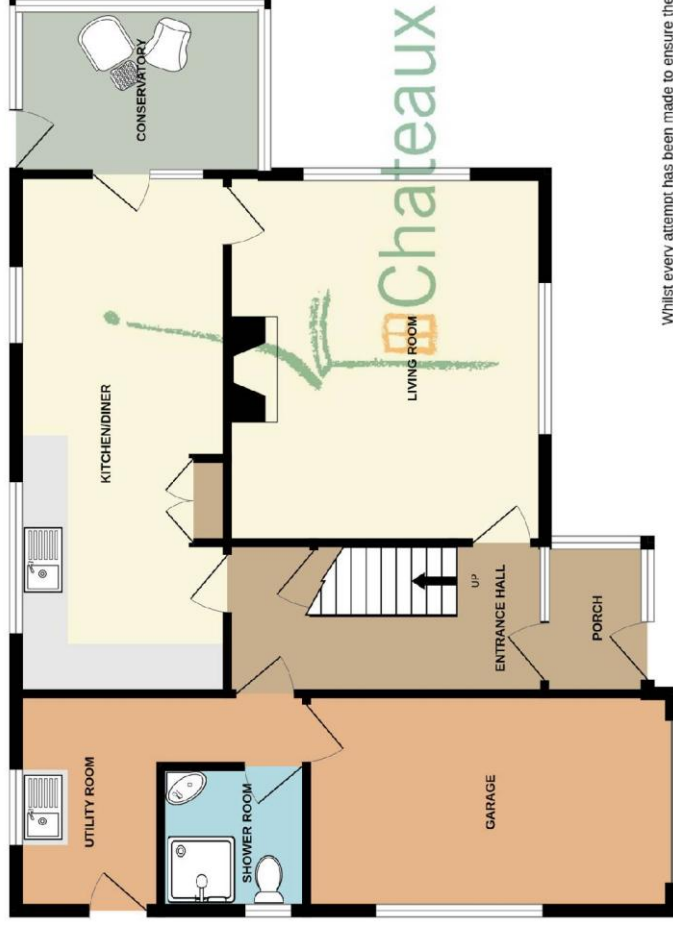




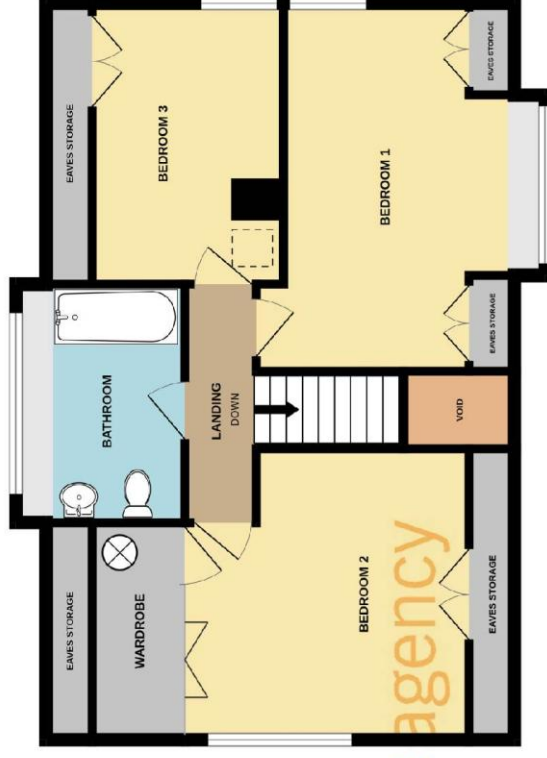




GROUND FLOOR



1ST FLOOR



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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Chateaux Estates are pleased to offer to the market "Zonam Solvere" a Detached 3 bedroom Chalet style bungalow. Situated in a very convenient and central location in Barras Lane in the Vale. This property was built in the early 1970s and we understand to be of a cavity construction and although perfectly habitable is just waiting for a new owner to put their stamp on, such as a new kitchen, update heating, decoration, etc that will make this a lovely family home. The property comprises a front porch, living room, kitchen/diner, conservatory, utility room, shower room and garage on the ground floor with 3 bedrooms and family bathroom on the first floor. Externally, the property has a formal garden to the front and modest Garden to side with parking for 2 to 3 cars and the potential to create further parking if required. Ideally this would suit a person with good DIY skills and early viewing is recommended, so give one of the friendly team members a call at Chateaux on 244544 to make an appointment.

PORCH 1.91m (6'3") x 1.35m (4'5")

uPVC entrance porch. Door with side screen into entrance hall.

ENTRANCE HALL

Staircase to first floor with cupboard under. Doors to living room, kitchen/diner and utility.

LIVING ROOM 4.89m (16'1") x 4.21m (13'10")

Windows to front and side, together with working fireplace.
Two Dimplex electric panel heaters and doors to hallway and kitchen/diner.

KITCHEN/DINER 6.89m (22'7") x 2.8m (9'2")

Two windows to rear and doors to entrance hall, living room and lean to conservatory. Basic range of base units forming kitchen. No appliances
Cupboard with shelves. Duplex electric fan heater.

CONSERVATORY 3.3m (10'10") x 2.24m (7'4")

Timber conservatory with door to rear garden.

UTILITY ROOM 3.85m (12'8") Max x 2.88m (9'5")

Window to rear and stable style door to side. Sink unit together with plumbing for washing machine and space for tumble etc. Door to garage and shower room.

SHOWER ROOM 1.79m (5'10") x 1.77m (5'10")

Comprising 3 piece suite of shower cubicle, WC and corner basin. Window to side.

GARAGE 4.85m (15'11") x 2.75m (9'0")

Up & over garage door to front with window to side. Incoming electrics and workbench.

STAIRS TO FIRST FLOOR LANDING

Doors to all first floor rooms. Dimplex electric heater.

BEDROOM 2 3.87m (12'8") Max x 3.75m (12'4") To Wardrobe

Double bedroom with large gable window. Range of built in extra deep wardrobes also housing hot water cylinder. Eaves storage cupboard to front. Dimplex electric heater.

BATHROOM 3.16m (10'4") x 2.15m (7'1")

Three piece bathroom suite in white with WC, basin & bath. Window to rear.
Heated towel rail and useful storage cupboard under window.

BEDROOM 3 3.68m (12'1") x 2.44m (8'0")

Large single bedroom with gable window Dimplex electric heater and large eaves storage cupboards.

BEDROOM 1 4.93m (16'2") x 3.4m (11'2") Into Bay

Double bedroom with large dormer window to front with cupboards either side for hanging. Gable window to side.

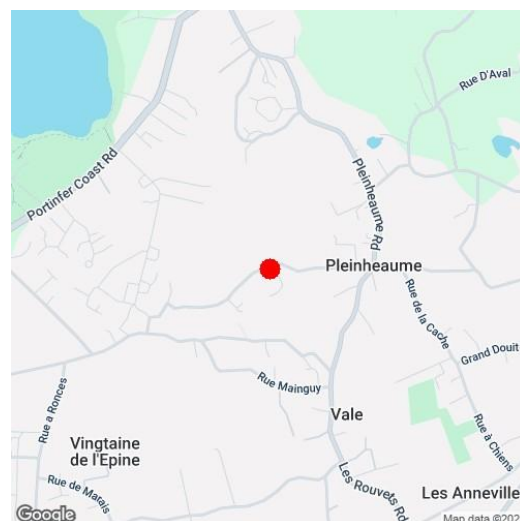
EXTERIOR

Externally, the property has a formal front garden laid to lawn with well established planting, bounded by a granite wall to the road. Modest garden to the side with parking for 2 to 3 cars and the potential to create further parking if required.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX

T: 01481 244544 - E: info@chateaux.gg

W: <https://www.chateaux.gg>



SERVICES: Electric: Mains, Gas: None,
Water: Mains, Sewerage: Mains, Telephone:
Landline, Broadband: Fibre

PRICE INCLUDES: Carpets, Curtains, Light
Fittings and Listed Appliances.

LISTED APPLIANCES: N/A

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.



Chateaux estate agency