



A well-presented home in a quiet yet convenient central location.

Mayaloka, 2 Somerset Mews, Belmont Road, St Peter Port, GY1 1PY

Asking Price £575,000

savills



Lovely home presented to the market in move-in condition throughout • Benefit of parking for three vehicles • Low maintenance outside space • Situated in a quiet off road position in a central location • Ideal first time home, downsize or investment

#### Local Information

Set in a very convenient position, this property is located within close proximity of Kings Leisure Centre, schools and the St Peter Port amenities.

A bus route is available along Queen's Road.

The school catchment area for the property is Vauvert Primary and La Mare de Carteret High School.

#### About this property

This lovely home is positioned in a quiet off road spot, while remaining in a convenient central location.

Well-presented throughout, the property offers good size accommodation comprising entrance porch, living room, modern fully fitted kitchen/diner with a pantry cupboard and a separate toilet on the ground floor. While occupying the first floor are two good size double bedrooms, a nursery/study and a smart three piece family bathroom.

Externally, the property benefits from parking for up to three vehicles, along with a low maintenance garden space.

An ideal first time home, downsize or investment alike. Early viewing is highly recommended.

#### Services and Notes

Mains electricity, water and drainage. Electric heating. We understand the property is of traditional granite construction. TRP 112.

Please note any total floor areas referred to within Savills Guernsey's details are provided by the States of Guernsey and are approximate only.

#### Directions

Turning into Belmont Road from Queens Road, take the first right turning through the archway and the property is located on the left hand side. Perry's Guide Map Reference: Page 25 E1.

#### Tenure

Freehold

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.

Telephone:

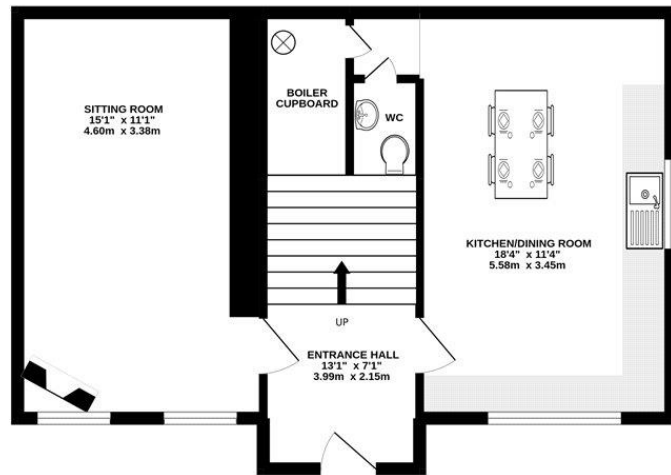
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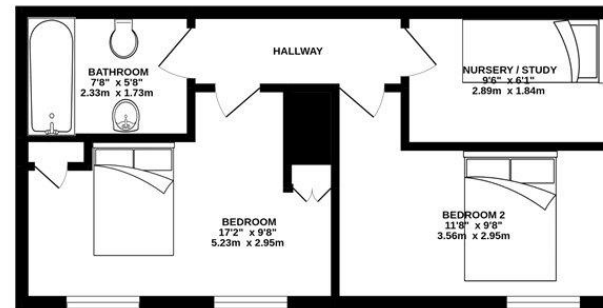




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1206sq.ft. (112.0 sq.m.) approx.

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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