



No 2 Eaton Place Mews

Brock Lane, Brock Road, St Peter Port GY1 1RP

£1,800pm

LOCAL MARKET RENTAL

SOLE AGENT

A charming development of three Mews style cottages which have been finished to a high standard.

The property benefits from parking for one car and a private South facing patio. This is an ideal property for a professional couple, on the outskirts of St Peter Port.

School catchment: Vauvert Primary and Mare de Carteret High.

Key facts



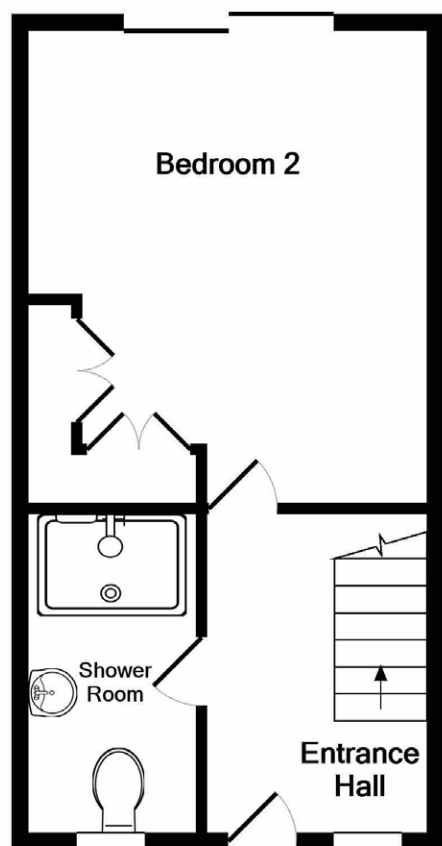
- Charming two bed Mews cottage
- Situated on the outskirts of St Peter Port
- South facing patio and parking for 1 car
- Regret no pets
- Available immediately

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

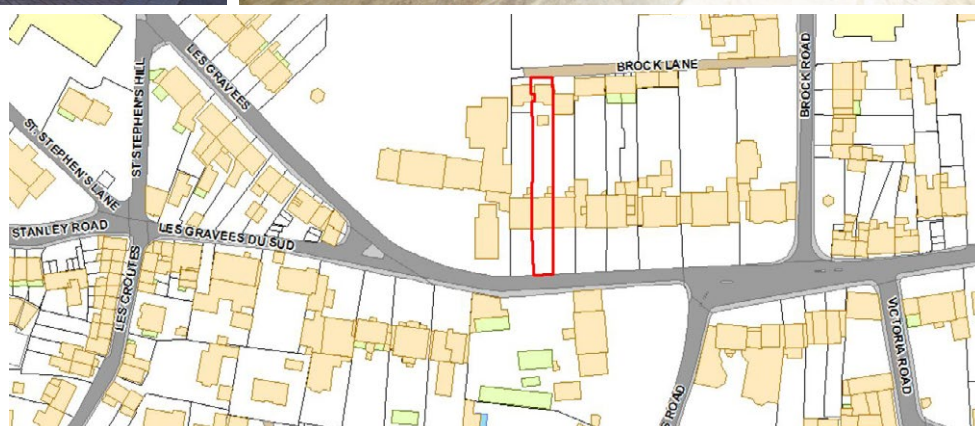


 **cooper
brouard**
GUERNSEY'S ESTATE AGENT

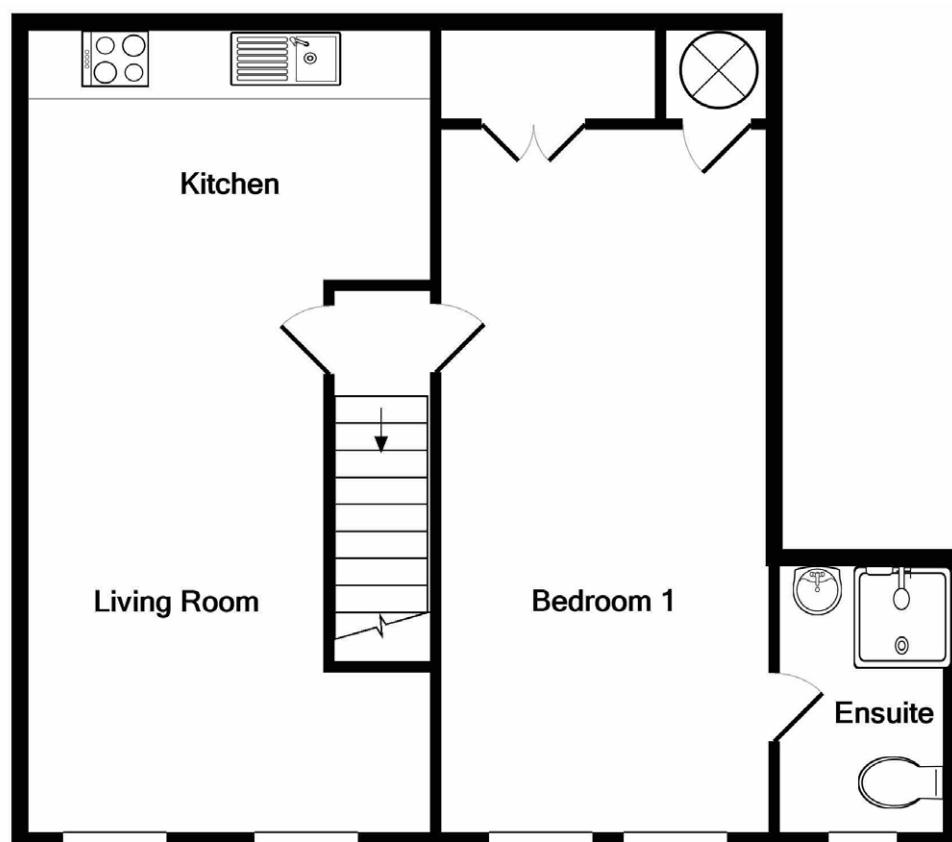




GROUND FLOOR



Mapping / Aerial Photography Copyright (C) States of Guernsey 2021



1ST FLOOR

Entrance hall

9'7 x 3'3 (3m x 1m)

Bedroom 2

14' x 12' (4.3m x 3.7m)

Shower room

9'3 x 4'9 (2.8m x 1.5m)

FIRST FLOOR

Landing

Kitchen/living room

23'5 x 9' (7.1m x 2.7m)

APPLIANCES

- Oven
- Four ring ceramic hob
- Washer/dryer
- Fridge/freezer
- Dishwasher

Bedroom 1

18' x 9'9 (5.5m x 3m)

En suite shower room

8' x 5' (2.4m x 1.5m)

EXTERIOR

Parking for 1 car to the front and there is access down one side of the cottage to the South facing patio.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity, water and drainage, electric heating, uPVC double glazing.

Finding the property: Travelling along Brock Road turn left into Brock Lane (just before St Clair's Court) and the Mews is on the left hand side.

Perry's ref: 4 F6

TRP: tbc

LEASE

Term: 1 year minimum

Rent: £1,800 per month

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no pets, sharers or smokers.

Additional costs: Utilities bills ie electricity, water, telephone and Parish Occupiers/Refuse Rates. Insurance on personal possessions.

Personal References: From two professional people over 21 years of age, unrelated to the prospective tenant and who have known the prospective tenant for at least three years and can vouch for the prospective tenant's good character and suitability as a tenant.

Confirmation of affordability: We will require a copy of your current contract of employment, or a suitable letter from your employers HR department, confirming your employment inclusive of salary. We also request three months bank statements.

Proof of identity: Copy or sight of passport or driver's licence and last three utilities bills.

Housing licence: (if applicable) Proof that a housing licence has been granted stating the specified TRP. A housing licence will be required for each individual if the property is to be occupied by persons that are not your immediate family.

CONTACT OUR RENTALS TEAM



Cathy



Heather



Alasdair



Ross



Charlie



Emma



Kate