



Top Floor Maisonette

£995pm

Vale Road, St Sampson's. GY2 4DH

LOCAL MARKET RENTAL

SOLE AGENT

A neatly presented maisonette style apartment conveniently located within a short drive of many amenities.

The spacious accommodation includes a recently upgraded kitchen/ breakfast room complete with appliances. There is a separate lounge and a useful study area as well as a double bedroom and bathroom. Externally the property benefits from tandem parking for 2 cars. Available mid-November. Regret no pets or smokers.

Key facts



- Maisonette style one bedroom apartment
- Recently fitted new kitchen
- Tandem parking for two cars
- Short drive to local amenities
- Available end of November 2021
- Regret no pets or smokers

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



 cooper
brouard

GUERNSEY'S ESTATE AGENT



Entrance porch

5'5 x 3'6 (1.7m x 1.1m)

Stairs to first floor, cupboard housing electric meters.

FIRST FLOOR

Landing

16'10 x 6' (5.1m x 1.8m)

Lounge

13'8 x 11'5 (4.2m x 3.5m)

Study

area 5' x 5' (1.5m x 1.5m)

Kitchen/breakfast room

9' x 8' (2.7m x 2.4m)

Fitted with a range of cream units and breakfast bar with black granite effect worksurface incorporating a 1½ bowl single drainer stainless steel sink with mixer tap and tiled splashbacks.

HOTPOINT APPLIANCES

- Oven and grill
- 4 ring hob
- Extractor fan over
- Fridge/freezer
- Washing machine
- tumble dryer

Bathroom

7'4 x 6' (2.2m x 1.8m)

Fitted three piece white suite comprising bath with telephone style shower attachment, basin in vanity unit and wc.

SECOND FLOOR

Landing

8'6 x 8' (2.6m x 2.4m)

Fitted with a three door run of pine wardrobes.

Bedroom

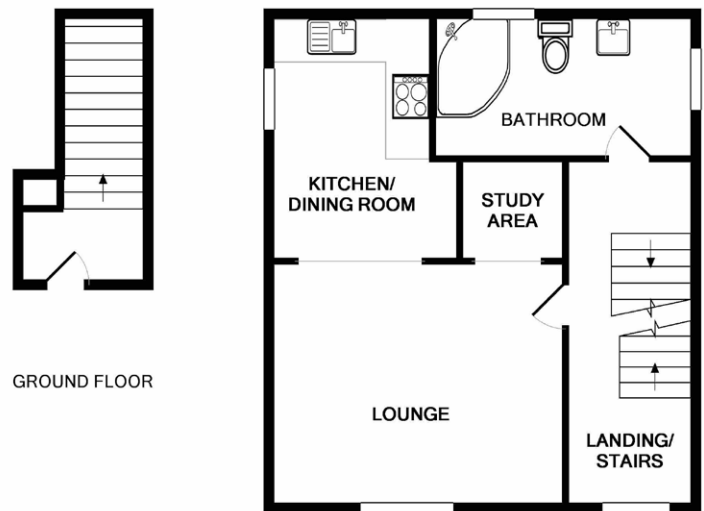
12' x 11' (3.7m x 3.4m)

Eaves storage.

EXTERIOR

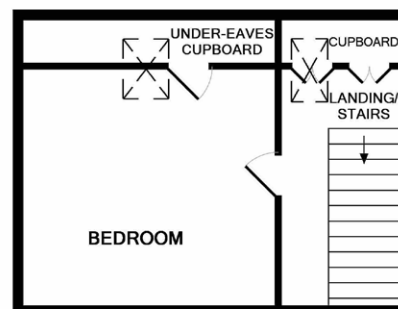
The property is approached off the road onto a shared driveway where there is parking for 2 cars in tandem.

Floorplans



GROUND FLOOR

1ST FLOOR



BEDROOM

LEASE

Term: 1 year minimum

Rent: £995 per month

Deposit: Equivalent to 1 ½ month's rent

Available: End of November 2021

Restrictions: Strictly no pets or smokers

Additional Costs: Utilities Bills and Parish Rates

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.

Bank Reference: A bank reference requested by Cooper Brouard and authorised by and at the cost of the prospective tenant is required confirming the prospective tenant is able to pay the rent on a regular basis.

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

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

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

Services: Mains electricity and water, main drainage, gas fired central heating, uPVC double glazing.

Finding the property: From the Halfway travelling North the property is the house before the turning into La Heronniere Lane on the right hand side.

Perry's ref: 10 D5

TRP: 80



Mapping / Aerial Photography Copyright (C) States of Guernsey 2020

CONTACT OUR RENTALS TEAM



Heather



Alasdair



Ross



Charlie



Emma



Kate



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

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

