



Millar House

8 La Frairie, Les Rue Frairies, St Andrew's GY6 8XT

£2,400pm

LOCAL MARKET RENTAL

SOLE AGENT

Spacious modern home situated in a central and convenient location on a quiet clos.

The property offers a bright and contemporary feel with excellent living spaces and three good sized bedrooms. The garage provides space for a car or good additional storage. Externally there is ample parking and a low maintenance enclosed garden.

Available immediately, regret to pets, sharers or smokers.

Key facts



- Modern family home
- Bright and spacious throughout
- Central and quiet location
- Available immediately
- Regret no pets, sharers or smokers

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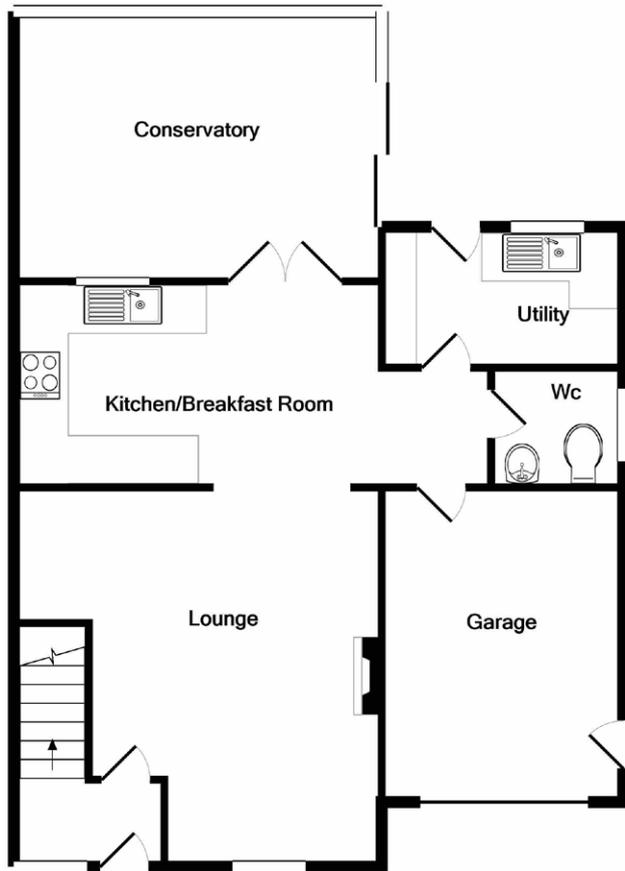
GUERNSEY'S ESTATE AGENT



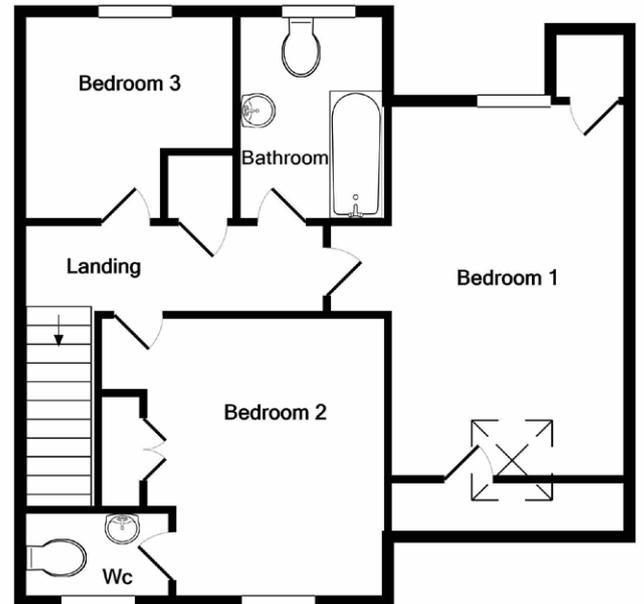




Floorplan



GROUND FLOOR



1ST FLOOR

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Entrance hall

6' x 3'6 (1.8m x 1.1m)

Lounge

15'7 x 15' max (4.8m x 4.6m)

Feature fireplace with stone surround, hearth and mantle.

Kitchen/dining room

15' x 8'6 (4.6m x 2.6m)

Fitted with a range of modern units.

Inner Hall

5' x 5' (1.6m x 1.5m)

Utility

9'10 x 5'4 (3m x 1.6m)

Fitted units with work surface incorporating single bowl stainless steel sink and drainer. Oil boiler. Hotpoint tumble dryer.

Separate wc

5' x 4'6 (1.6m x 1.4m)

Fitted two piece suite.

Study

9'9 x 7'10 (3m x 2.4m)

Conservatory / Dining Room

15' x 11' (4.6m x 3.4m)

FIRST FLOOR

Landing

13'3" x 2'7(4m x 0.8m)

Airing cupboard housing the hot water cylinder.

Bedroom 3

8'10 x 8'10 (2.7m x 2.7m)

Bedroom 2

12' x 11'9" (3.7m x 3.6m)

Double built-in wardrobes.

Ensuite wc

6' x 3'8 (1.8m x 1.1m)

Fitted with a two piece suite.

Bathroom

8'10 x 6' (2.7m x 1.8m)

Fitted with a three piece suite

Bedroom 1

16'5 x 9'9 (5m x 3m)

Access to under eaves storage.

Store Room

9'10 x 5' (3m x 1.5m)

EXTERIOR

The property is approached off the clos road over a tarmac and gravelled drive providing parking for 2-3 cars, a paved path leads to the front door. There is access down the side of the house to the paved low maintenance garden bounded by mature trees and shrubs.

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

Services: Mains electricity and water, cesspit drainage, oil fired heating, uPVC double glazing.

Finding the property: Travel past The Last Post/Mint Brasserie on your left and take the first clos on the left, it's the 4th house on the right.

Perry's ref: 23 F4

what3words: wowed.luckiest. condoned

TRP: 143

LEASE

Term: 1 year minimum

Rent: £2,400 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. 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



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