



# Les Villets

La Rue des Villets, Forest. GY8 0HP

## £2,350pm

LOCAL MARKET RENTAL

SOLE AGENT

Situated near Le Gouffre and South coast cliffs, this character property with many original features offers light and spacious accommodation throughout.

Mature gardens, garage, storage shed and ample parking complete this lovely family home.

School catchment: Forest Primary and Les Beaucamps High

### Key facts



- Attractive farmhouse style home
- Original features, inc granite arch
- Garage and ample parking
- Centrally located on good size plot
- Popular and quiet location

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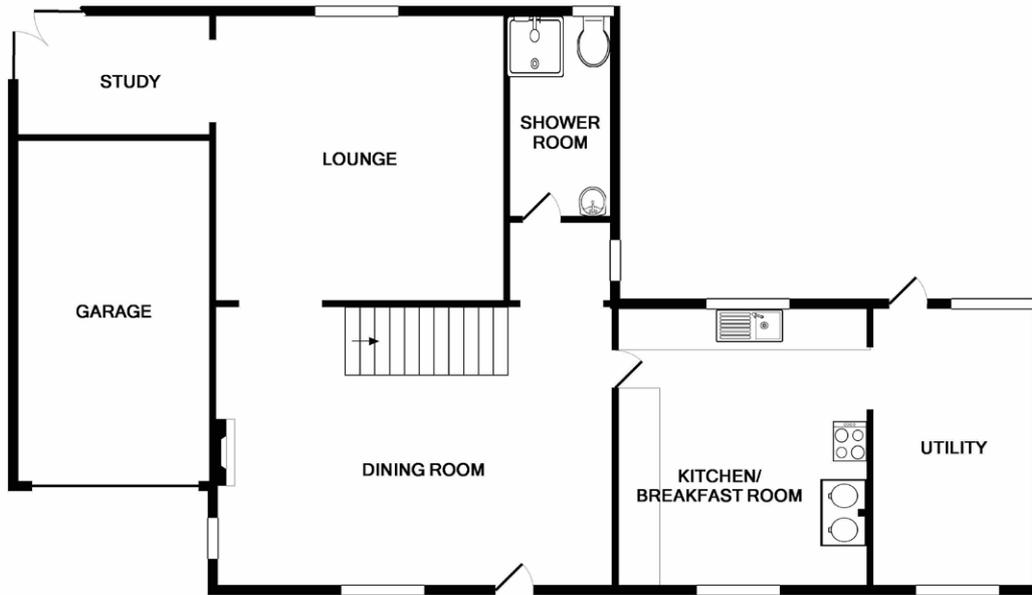
GUERNSEY'S ESTATE AGENT







# Floorplans



GROUND FLOOR



1ST FLOOR



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## Dining room

20' x 12' (6m x 3.7m)

Wood burning stove set on stone hearth with granite plinth. Cupboard housing electric meters. Arched opening with granite coins.

## Kitchen/breakfast room

13' x 12' (4m x 3.7m)

Fitted units with work surface over incorporating a 1½ bowl single drainer acrylic sink.

### APPLIANCES

- Oil fired Aga, Rangemaster Toledo electric oven with induction hob and extractor fan over, freestanding Beko fridge/freezer and Hotpoint dishwasher.

## Utility

12' x 8' (3.7m x 2.4m)

### APPLIANCES

- Hoover washing machine and Bosch tumble dryer.

## Lounge

14' x 14' (4.3m x 4.3m)

## Cloakroom

5' x 4' (1.5m x 1.2m)

## Shower room

9' x 5' (2.7m x 1.5m)

## FIRST FLOOR

## Landing

19' x 5' (5.8m x 1.5m)

Access to roof space.

## Bedroom 1

15' x 14' (4.6m x 4.3m)

## Bathroom

9' x 5' (2.7m x 1.5m)

## Bedroom 2

14' x 13' (4.3m x 4m)

## Bedroom 3

13' x 9' (4m x 2.7m)

## EXTERIOR

The property is approached from the road to a driveway providing parking for several cars in front of a single garage. Access down either side of the property leads to a lawned garden incorporating a variety of mature plants and shrubs. A decked seating area is located to the immediate rear where there is also a domestic greenhouse and lean-to storage shed for the use of tenants.

NB. Further storage sheds to the side of the property are for the private use of the landlord.

## Garage

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

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

**Finding the property:** Travelling down La Rue des Villets past the National Trust property with the thatch roof, the property is situated on the left before the lane

**Perry's ref:** 28 D4

### What3words:

TRP 237

## LEASE

**Term:** 1 year minimum

**Rent:** £2,350 per month

**Deposit:** Equivalent of 1½ month's rent

**Available:** late November 2021

**Restrictions:** Regret no 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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