



# Ostara

29 Domaine de Beauport, St Peter Port GY1 1DL

## £2,350pm

LOCAL MARKET RENTAL

SOLE AGENT

Semi-detached three bed townhouse located in a popular development just a short walk to the heart of town.

Newly re-decorated and upgraded, this modern home offers excellent accommodation over three floors. Externally there is an enclosed courtyard garden with large storage shed and parking for two cars.

School catchment: Vauvert Primary and La Mare de Carteret High

### Key facts



- Modern 3 bedroom townhouse
- Sea and offshore island views
- Garden and parking
- Regret no smokers, sharers or pets
- Available late September

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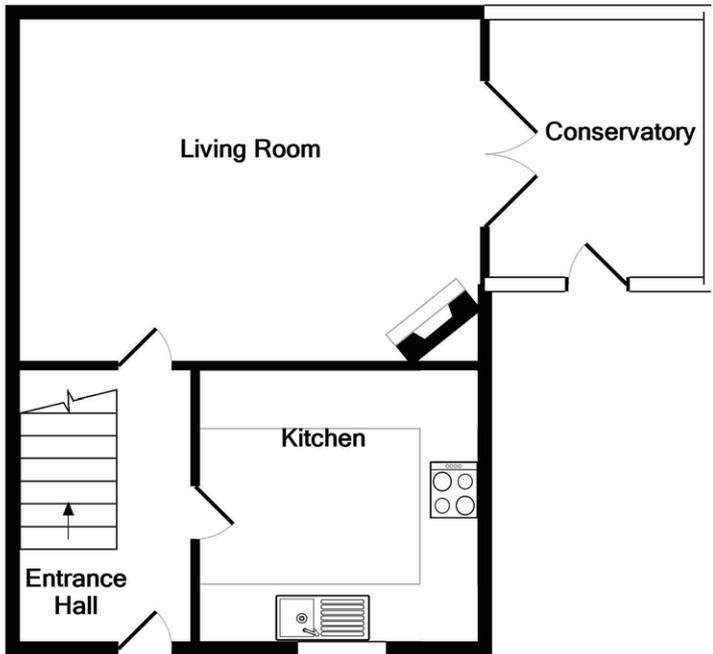
GUERNSEY'S ESTATE AGENT



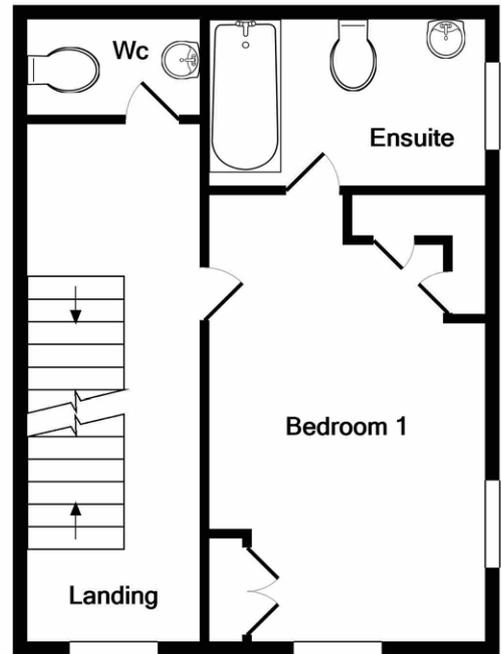




# Floorplan

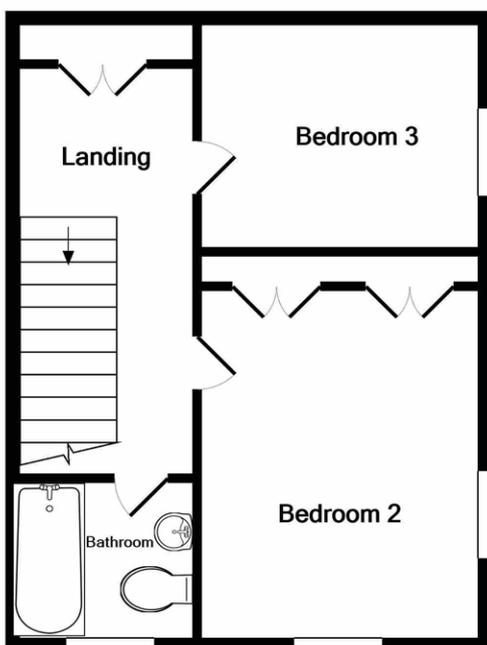


GROUND FLOOR



1ST FLOOR

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2ND FLOOR



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## Entrance Hall

9'7 x 6'3 (3m x 1.9m)

## Kitchen

9'5 x 9'3 (2.9m x 2.8m)

Complete with brand new appliances

## Sitting Room

16' x 12' (4.9m x 3.7m)

## Conservatory

9'3 x 7'7 (2.8m x 2.3m)

## FIRST FLOOR

### Landing

### Bedroom 1

15'4 x 11' (4.7m x 3.4m)

### En Suite Shower Room

9'4 x 6'1 (2.9m x 1.9m)

### Separate WC

6'9 x 3'6 (2m x 1.1m)

## SECOND FLOOR

### Bedroom 2

11'4 x 9'7 (3.5m x 3m)

### Bedroom 3

9'3 x 8' (2.8m x 2.4m)

### Bathroom

6'2 x 6' (1.9m x 1.8m)

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

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

**Finding the property:** Travelling up Hauteville turn right into the private road 'Val Fleury'. Continue straight into Domaine de Beauport, once in the development take the first right and Ostara is at the end of the terrace, parking numbered 29.

**Perry's ref:** 5 10

**what3words:** pressers.player.oatmeal

**TRP:** 130

## LEASE

**Term:** 1 year minimum

**Rent:** £2,350 per month

**Deposit:** £3,750

**Available:** Late September

**Restrictions:** Regret no smokers, sharers or pets.

**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



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