



La Petite Vallee

£2,750pm

La Petite Vallee, Rue de Putron, St Peter Port GY1 2TE

LOCAL MARKET RENTAL

Charming mock Tudor property located in a quiet residential area close to the east coast.

Offering spacious accommodation including three good sized bedrooms this detached property also benefits courtyard garden and parking for two cars.

School catchment: St Martin's Primary and Les Beaucamps High

Key facts



- Spacious detached property
- Excellent location near Fermain
- Courtyard and parking for 2 cars
- Regret no smokers, sharers or pets
- Available immediately

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GUERNSEY'S ESTATE AGENT

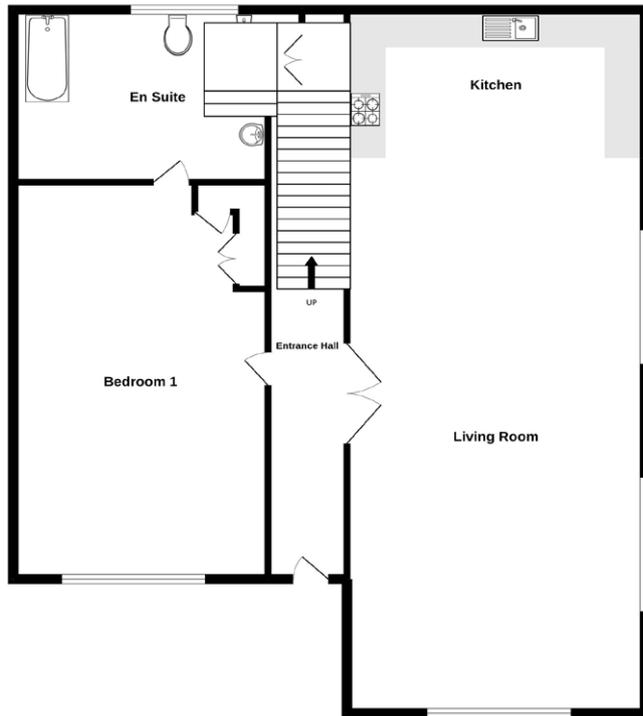






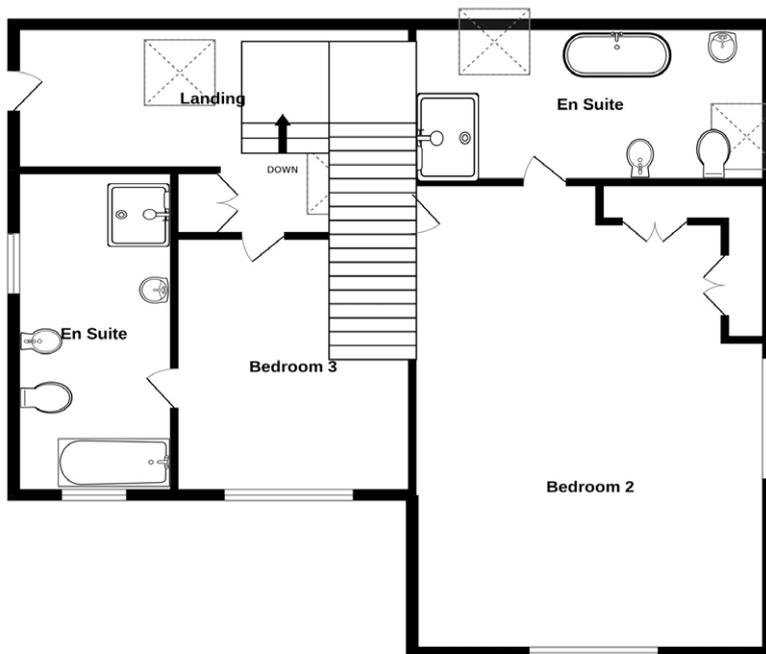
Floorplans

GROUND FLOOR



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1ST FLOOR



Entrance hall

17'3 x 4'5 (5.2m x 1.4m)

Kitchen/living room

Kitchen

16'7 x 8'6

Fitted with a range of white floor and wall units with black worksurfaces incorporating stainless steel sink and drainer.

Living room

33' x 16'8 (10m x 5m)

Bedroom 2

12'2 x 11' (3.7m x 3.4m)

Fitted wardrobes.

En suite bathroom

Five piece suite comprising bath, shower cubicle, wash hand basin, wc and bidet.

Bedroom 1

22'3 x 10'7 (6.8m x 3.3m)

En suite bathroom

14' x 7'9

Five piece suite comprising bath, shower cubicle, wash hand basin, wc and bidet.

Bedroom 3

10' x 10' (3.1m x 3.1m)

En suite bathroom

Five piece suite comprising bath, shower cubicle, wash hand basin, wc and bidet.

EXTERIOR

Courtyard garden and parking for two cars.

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

Services: Mains electricity and water, septic tank, oil fired central heating, uPVC double glazing.

Finding the property: Turning into Rue de Putron from Fort Road the driveway is located between the first and second properties, after the high wall.

Perry's ref: 25 F5

What3words: observer.litters.formed

TRP 232

LEASE

Term: 1 year minimum

Rent: £2,750 per month (includes water)

Deposit: £4,125

Available: Immediately. Furnished or unfurnished

Restrictions: Regret no smokers, sharers or pets

Additional costs: Utilities bills ie electricity, gas 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.



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