



Meadow View

Les Ruettes, St Andrew's GY6 8UQ

£1,900pm

LOCAL MARKET RENTAL

SOLE AGENT

Smartly decorated two bedroom detached bungalow situated in a quiet lane in rural St Andrew's.

The accommodation is well proportioned and offers a modern open plan kitchen/living room and a lounge both looking over the fully enclosed West facing rear garden. To the front there is parking for two cars and attractive outlook over agricultural fields.

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

Key facts



- Detached bungalow newly redecorated
- Parking for two cars and enclosed garden
- Attractive outlook over agricultural field
- Available by negotiation
- Strictly no pets, smokers or sharers

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GUERNSEY'S ESTATE AGENT

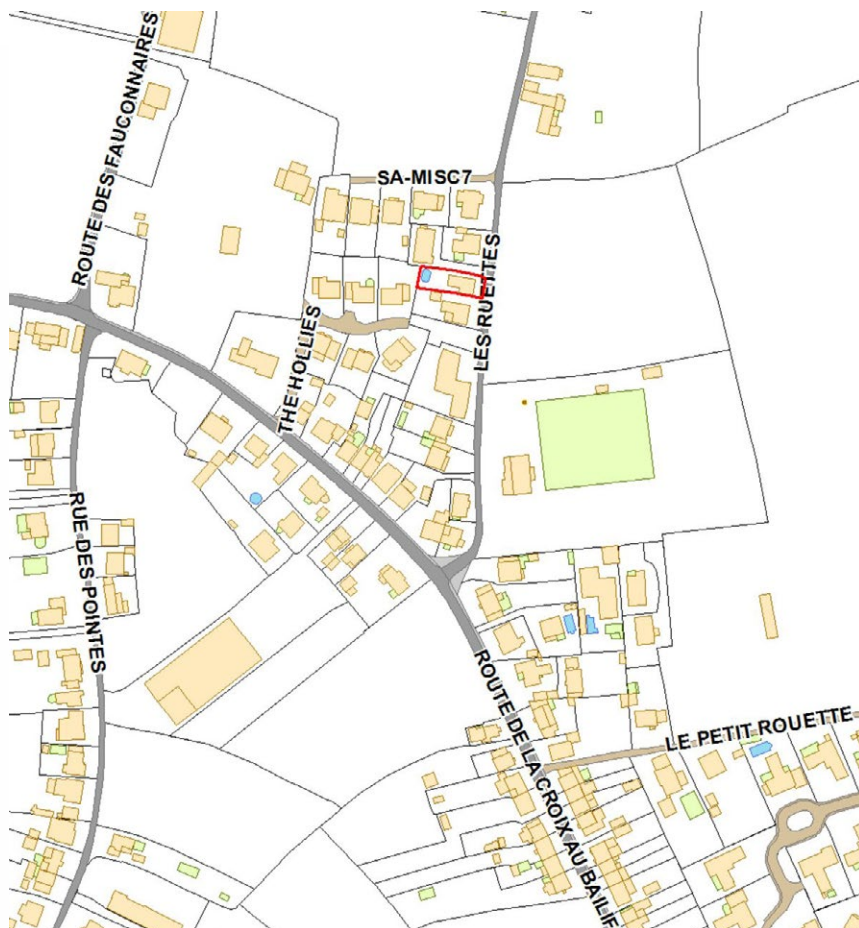
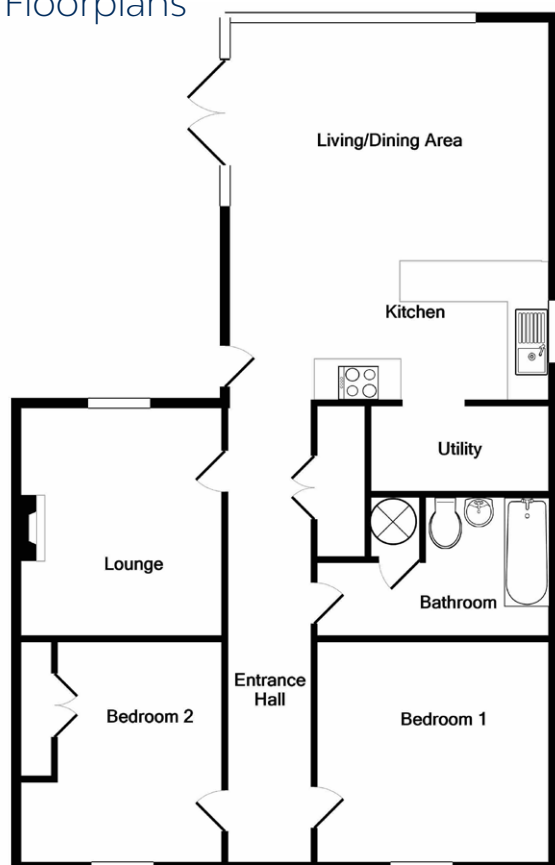








Floorplans



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Entrance hall

Large storage cupboard.

Lounge

11' x 10'3 (3.4m x 3.1m)

Feature fireplace.

Open plan living/dining room/kitchen

18'9 x 14' (5.8m x 4.3m)

Fitted cream units with work surface over incorporating a sink.

APPLIANCES

- Rangemaster oven
- Electric hob
- Hotpoint fridge and freezer
- Dishwasher

Utility

9' x 4'3 (2.7m x 1.3m)

APPLIANCES

- Washing machine
- Indesit tumble dryer

Bedroom 1

11'6 x 11' (3.5m x 3.4m)

Vanity unit with mirror and cupboard over.

Bedroom 2

11' x 10' (3.4m x 3.1m)

Fitted wardrobes.

Bathroom

11' x 5'7 (3.4m x 1.7m)

Fitted new three piece suite comprising bath with shower over, basin and wc. Cupboard housing the hot water cylinder with storage above.

EXTERIOR

The property is approached through a pedestrian gate with a paved path leading to the front door and to the side over a gravel drive with parking for two cars. The fully enclosed West facing rear garden measures approximately 30' x 20'.

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

Services: Mains electricity and water, cesspit drainage, electric central heating, uPVC double glazing.

Finding the property: Travelling along La Route de la Croix au Bailiff from the traffic lights at the Dairy take the first right into Les Ruettes and Meadow View is the 7th property on the left.

Perry's ref: 24 B1

TRP: 117

LEASE

Term: 1 year minimum

Rent: £1,900 per month

Deposit: Equivalent to 1 1/2 months rent

Available: By negotiation

Restrictions: Strictly 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 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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