



# Palms

Forest Hill, Le Chene, Forest GY8 OAL

£3,100pm

LOCAL MARKET RENTAL

Located on a small gated clos of similar properties this spacious family home is offered in superb order throughout.

All rooms are both spacious and light and all of the three bedrooms boast en suite bath/shower rooms. Externally there is an enclosed rear garden and to the front parking for two cars and a garage.

School catchment: Forest Primary and Les Beaucamps High

## Key facts



- Immaculate detached family home
- Quiet location close to Petit Bot
- Garden, garage and parking
- Regret no smokers or sharers
- Available immediately

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GUERNSEY'S ESTATE AGENT



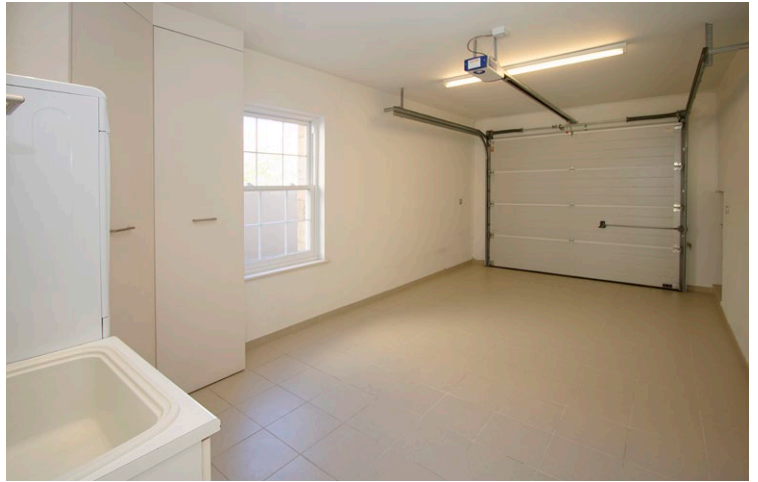








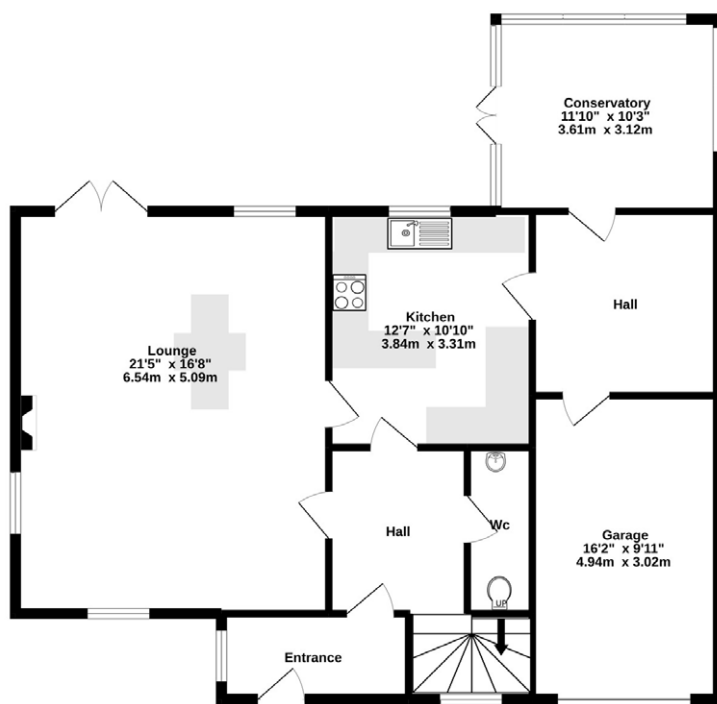




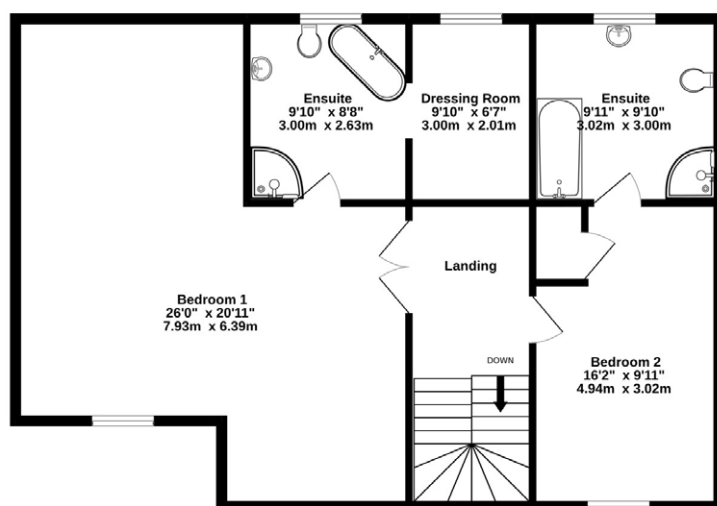


## Floorplan

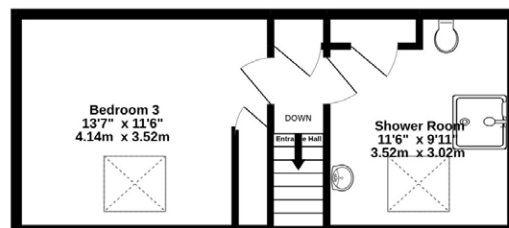
GROUND FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



2ND FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 2274 sq.ft. (211.2 sq.m.) approx.  
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## Entrance hall

9'11 x 4'6 (2.7m x 1.2m)

## Hallway

8'9 x 7'3 (2.4m x 2.1m)

## Lounge

21'4 x 16'8 (6.4m x 4.8m)

## Kitchen

12'9 x 10'9 (3.6m x 3m)

### APPLIANCES

- Belling oven
- Hotpoint extractor fan
- Panasonic microwave
- Miele fridge
- Hotpoint freezer
- Hotpoint washing machine
- Indesit tumble dryer
- integrated dishwasher
- Beams system central vacuum cleaner

## Rear hall

9'9 x 9'9 (2.7m x 2.7m)

## Conservatory

11'9 x 9'10 (3.3m x 2.7m)

## Garage

19'6 x 9'9 (5.7m x 2.7m)

## FIRST FLOOR

## Landing

15'1 x 6'9 (4.5m x 1.8m)

## Bedroom 1

15'4 x 10' x 15' x 9'11 (4.5m x 3m x 4.5m x 2.7m)

## En suite bathroom

9'4 x 7'8 (2.7m x 2.1m)

## Dressing room

7'8 x 6'11 (2.1m x 1.8m)

## Bedroom 2

14'9 x 10'3 (4.3 x 3m)



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## Ensuite bathroom

10'2 x 7'7 (3m x 2.1m)

## SECOND FLOOR

## Bedroom 3

13' x 11'2 (3.9m x 3.3m)

## Shower room

11'2 x 10'2 (3.3m x 3m)

## EXTERIOR

The property is approached off the clos road onto a parking area where there is parking for two cars and a single garage. The enclosed rear garden is laid to lawn and decking with garden shed.

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

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

**Finding the property:** Travelling through Le Chene traffic lights towards the airport the entrance to the Forest Hill is up the hill on the left hand side, the property is the first on the left.

**Perry's ref:** 29 E2

**What3words:** uneasy.competence.storefronts

**TRP:** 224

## LEASE

**Term:** 1 year minimum

**Rent:** £3,100 per month

**Deposit:** £3,100

**Available:** Immediately

**Restrictions:** Regret no smokers or sharers. Pets considered

**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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