



# 1 Treetops Cottage

Les Hubits, St Martin's GY4 6LU

£1,650pm

LOCAL MARKET RENTAL

A delightful low maintenance bungalow forming part of a popular development located off a quiet St Martin's lane.

The property offers surprisingly spacious accommodation with two bedrooms. Externally there are enclosed front and rear gardens and parking for one car.

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

## Key facts



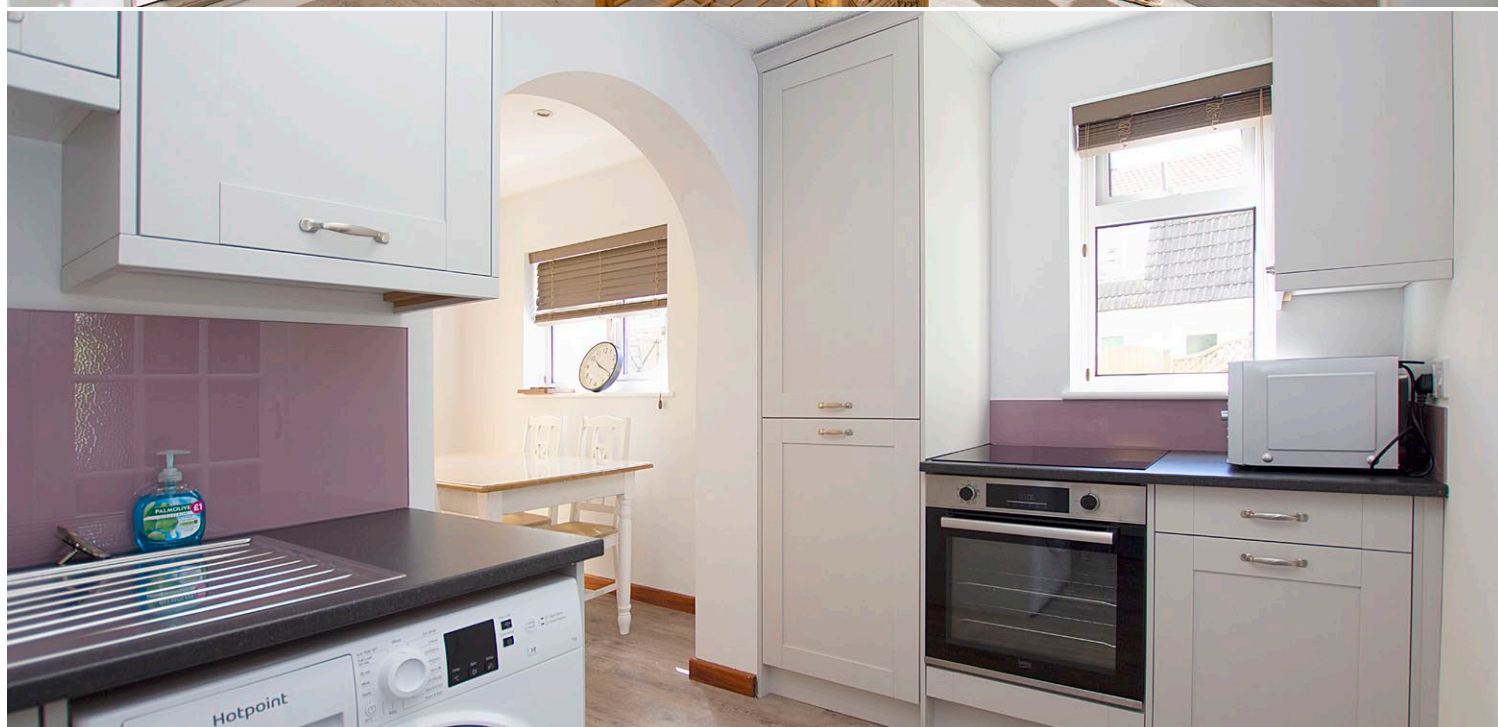
- Low maintenance bungalow
- Lovely front and rear gardens
- 1 parking space
- Regret no smokers or sharers. Pet/s considered
- Available immediately

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GUERNSEY'S ESTATE AGENT







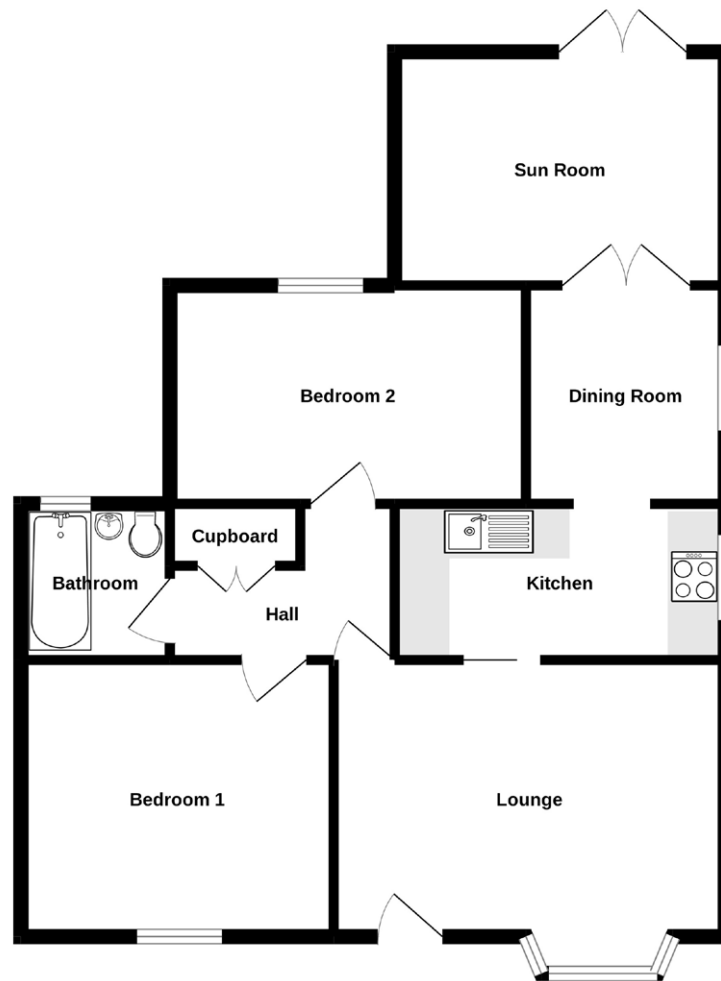






## Floorplan

GROUND FLOOR



Made with Metropix ©2022



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## Lounge

15' x 10'8 (4.6m x 3.3m)

## Kitchen

13'2 x 6' (4m x 1.8m)

## APPLIANCES

Beko oven, Beko hob, Bosch fridge/freezer, Beko slimline dishwasher and Hotpoint washing machine.

## Dining room

8'5 x 7'7 (2.6m x 2.3m)

## Sun room

11'9 x 9' (3.6m x 2.7m)

## Bedroom 1

14' x 9' (4.3m x 2.7m)

## Bedroom 2

12' x 10' (3.7m x 3.1m)

## Bathroom

6'9 x 5'9 (2m x 1.8m)

## EXTERIOR

The property is approached off the cros road over a gravel path flanked by lawned garden up to the front door with decked area to one side. There is access down one side of the property to the lawned rear garden enclosed by mature hedges. There is parking for one car.

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

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

**Finding the property:** with the Greenacres Dementia Home on your left take the next right, 150 yards on your left is the turning into the development, number 1 is the first on the right.

**Perry's ref:** 25 E4

**what3words:** unbreakable.boogie.antique

**TRP:** 104

## LEASE

**Term:** 1 year minimum

**Rent:** £1,650 per month

**Deposit:** Equivalent to 2 month's rent

**Available:** Immediately

**Restrictions:** Regret no smokers or sharers. Pet/s 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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