



Kent Cottage

1 Rue du Pre, St Peter Port GY1 1LT

£1,350pm

LOCAL MARKET RENTAL

SOLE AGENT

Two bedroom cottage situated in a convenient and central location a short stroll from the town centre.

The property comprises a spacious living room and well fitted kitchen which opens out on to a gravelled enclosed garden. On the first floor there are two double bedrooms and a bathroom with four piece suite.

School catchment: Vauvert Primary and Mare de Carteret High

Key facts



- Centrally located cottage
- Spacious living room and smart kitchen
- Private south facing courtyard garden
- Pet/s considered. Regret no sharers.
- Available immediately

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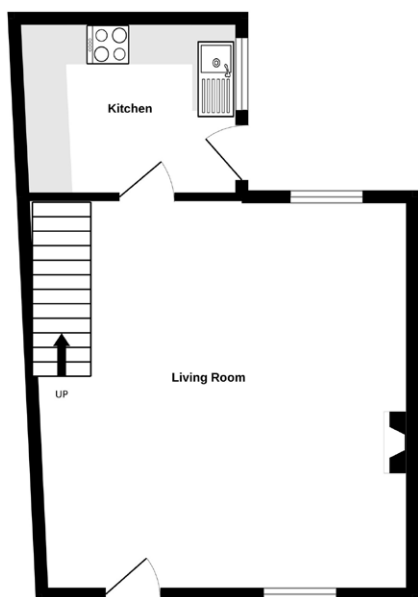
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GUERNSEY'S ESTATE AGENT



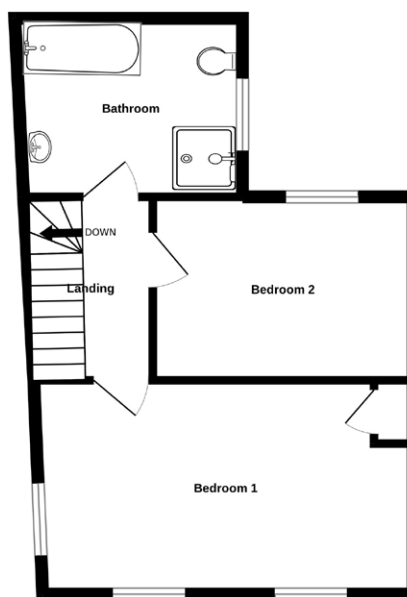


Floorplans

GROUND FLOOR



1ST FLOOR



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Living room

18'6" x 17' (5.6m x 5.2m)

Kitchen

9' x 8'2" (2.7m x 2.5m)

APPLIANCES

Belling cooker with ceramic hob, Bosch fridge/freezer, Hotpoint washing machine and Hotpoint tumble dryer.

FIRST FLOOR

Landing

9' x 5'3" (2.7m x 1.6m)

Bedroom 1

16' x 9'9" (4.9m x 3m)

Bedroom 2

12' x 8'8" (3.7m x 2.7m)

Bathroom

9'8" x 9'7" (3m x 3m)

EXTERIOR

Directly off the kitchen is a private courtyard, a shared pathway gives access up some steps to a private and enclosed south facing courtyard garden with a plastic shed to one side.

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: travelling down La Charroterie into Rue du Pre, Kent Cottage is on the right opposite the exit for Park Street, just before the zebra crossing.

Perry's ref: 5 H10

what3words: caskets.shuttle.cultivation

TRP: 96

LEASE

Term: 1 year minimum

Rent: £ 1,350 per month

Deposit: Equivalent of 1½ month's rent

Available: immediately

Restrictions: Regret no smokers or sharers, Pet/s considered.

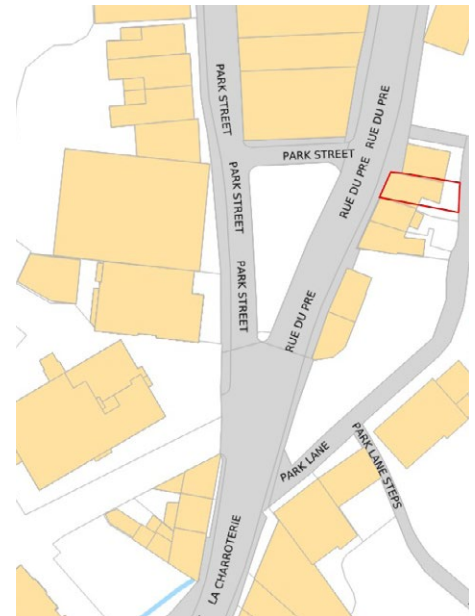
Additional costs: Utilities bills ie electricity, water, telephone and Parish Occupiers/Refuse Rates. Insurance on personal possessions.

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.



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CONTACT OUR RENTALS TEAM



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