



Serekunda

2 Clos de la Cache, Sous les Courtils, Castel GY5 7JA

£2,500pm

LOCAL MARKET RENTAL

SOLE AGENT

A 3/4 bedroom family home situated close to the west coast beaches and local amenities. The bright lounge dining area has patio doors leading into the garden.

There is a separate workshop/office to the rear, the enclosed garden, lawn, patio areas and swimming pool complete this family home in a sought after area.

School catchment: Castel Primary and Les Beaucamps High.

Key facts



- Modern family home
- Enclosed garden with swimming pool
- Separate workshop/office
- Close to the West Coast beaches
- Parking for 2/3 cars

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GUERNSEY'S ESTATE AGENT







Entrance hall

Lounge/dining room

28' x 16' (8.5m x 4.9m)

Kitchen/Breakfast room

16' x 10' (4.9m x 3.1m)

APPLIANCES

Rangemaster with extractor over, wine fridge, Neff dishwasher and Bosch fridge/freezer.

Utility

9'2 x 4'4 (2.8m x 1.3m)

APPLIANCES

Bosch Tumble Drier and Siemens Washing Machine

Bedroom 1

13'4 x 10' (4.1m x 3.1m)

Dressing room

8'8 x 8' (2.7m x 2.4m)

Ensuite shower room

8'9 x 4' (2.7m x 1.2m)

Bedroom 2

12'5 x 10' (3.8m x 3.1m)

Bathroom

6' x 5'5 (1.8m x 1.7m)

Separate WC

5'5 x 3' (1.7m x 0.9m)

Bedroom 3

10 x 6'8 + 10' x 6'9
(3.1m x 2m + 3.1m x 2m)

Study/Nursery

12'4 x 9'3 (3.8m x 2.8m)

Staircase to loft area

11'2 x 9'3 (3.4m x 2.8m)

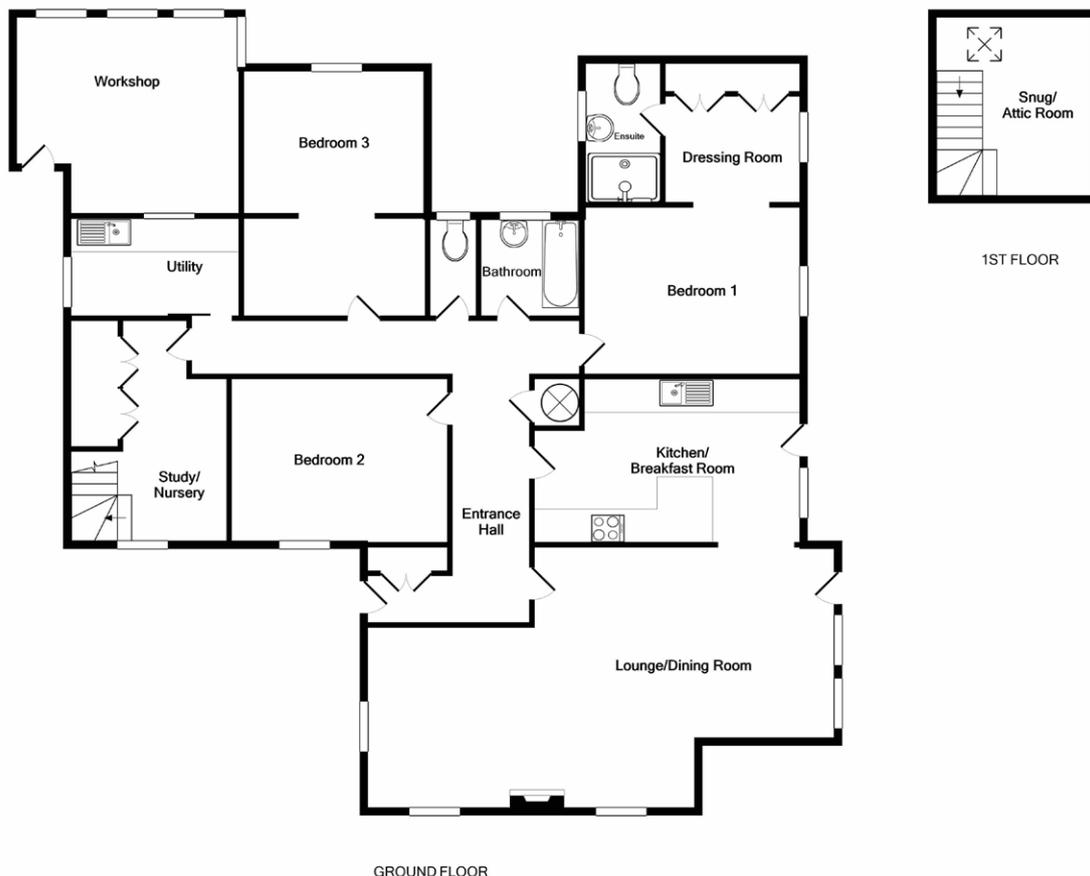
Workshop

13'6 x 12' (4.1m x 3.7m)

EXTERIOR

Enclosed garden with patio and lawned areas. Swimming pool. Side access to parking area providing space for 2/3 cars.

Floorplans



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

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

Finding the property: Travelling North along Vazon Coast Road, turn right onto Rue des Goddards opposite Vistas. Follow Rue des Goddard until the first junction and take the left onto Sous Les Courtils, then take the first right onto Clos de la Cache where Serekunda is the second property on the right.

Perry's ref: 14 C1

TRP: 212

LEASE

Term: 1 year minimum

Rent: £2,500 per month

Deposit: Equivalent of 1½ month's rent

Available: 20th January 2022

Restrictions: Regret no 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.



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