



# 40 New Paris Road

St Peter Port GY1 2BS

£2,250pm

LOCAL MARKET RENTAL

SOLE AGENT

An Immaculate town house offering contemporary accommodation, including a smart kitchen and separate utility.

This is a stylish and superbly insulated home in a convenient location with sea and island views from the master bedroom at the rear and the benefit of an enclosed patio and parking for two cars.

School catchment: Amherst Primary and St Sampson's High

## Key facts

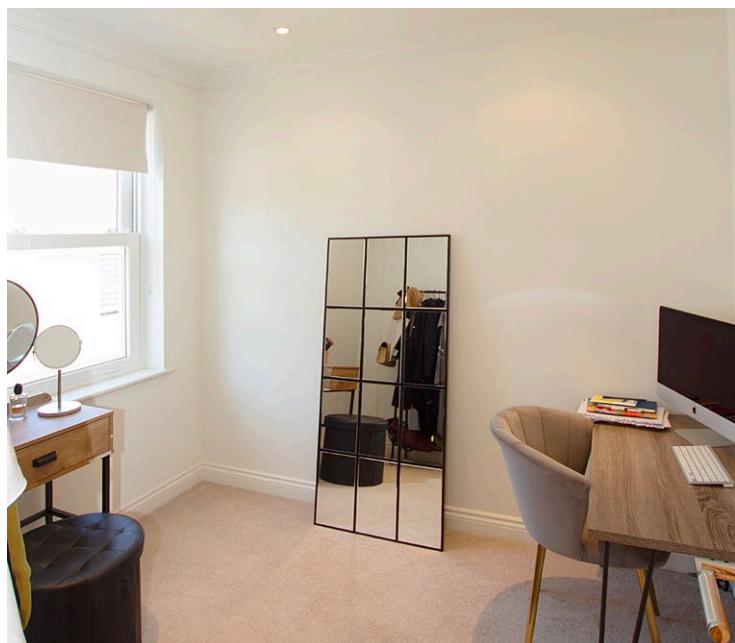


- Contemporary town house
- Sea and island views
- Parking for 2 cars
- Regret no smokers, sharers or pets
- Available early September 2023

t 01481 236039  
e [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
w [cooperbrouard.com](http://cooperbrouard.com)







40 New Paris Road | £2,250pm

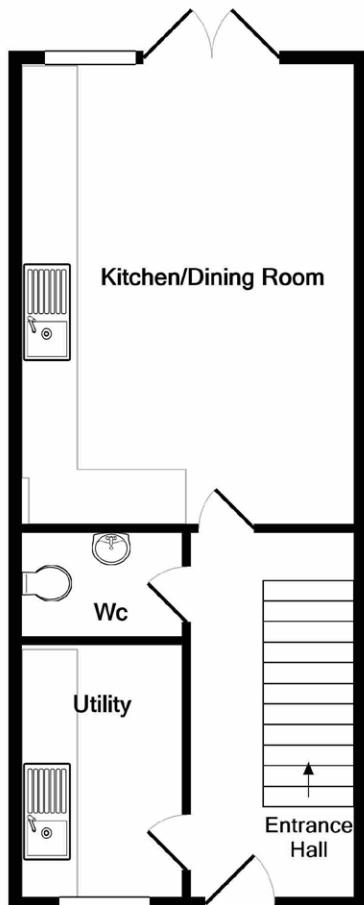
LOCAL MARKET RENTAL | SOLE AGENT



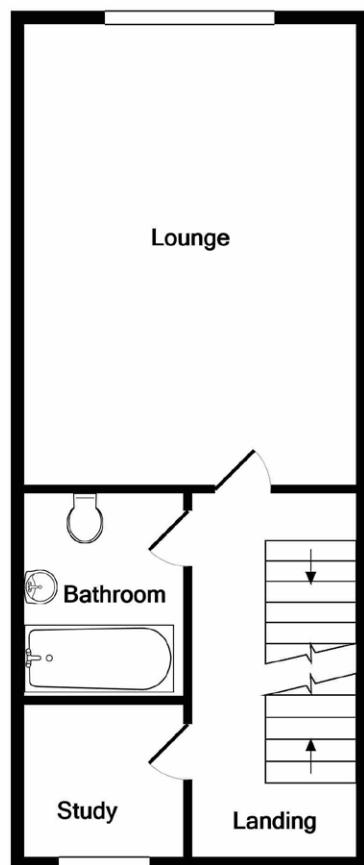
To arrange a viewing, call us on **236039** or email [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com) | [www.cooperbrouard.com](http://www.cooperbrouard.com) |



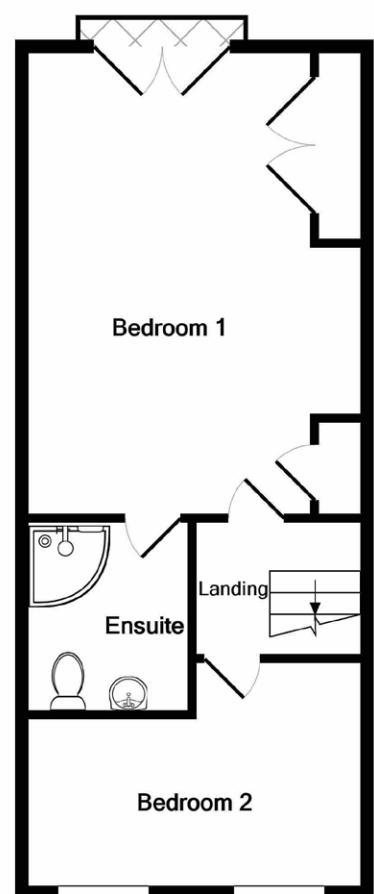
Floorplan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Made with Metropix ©2020

## Entrance hall

15'7 x 6'3 (4.7m x 1.9m)

## Kitchen/Dining room

17' max x 16'3 (5.2m x 4.9m)

### APPLIANCES

- Neff oven with 4-ring induction hob
- Elica extractor hood
- Neff dishwasher
- Neff fridge/freezer
- Kuppersbusch microwave

## Utility

9'7 max x 6'2 x 6' (3m x 1.9m x 1.8m)

Boiler Room with Eco Store, Hotpoint washing machine and dishwasher.

## Separate WC

7'2 x 3'3 (2.2m x 1m)

## FIRST FLOOR

## Landing

## Sitting room

16'3 x 12' (4.9m x 2.7m)

## Bathroom

8' x 5' (2.4m x 1.5m)

## SECOND FLOOR

## Landing

## Bedroom 1

16'3 x 12' (4.9m x 2.7m)

## Ensuite shower

7'9 x 5'4 (2.4m x 1.6m)

## Bedroom 2

16'3 x 12'9 (4.9m x 3.9m)

## EXTERIOR

The property is approached off the road through an electric wrought iron gate leading to a lower forecourt where there are 2 allocated parking spaces (numbered 4 and the one opposite). There is also a key pad entry to the gated area. A shed is provided for the sole use of the tenant (numbered 4). A pedestrian walkway leads to front door and at the rear of the property is an enclosed patio area.

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

**Services:** Mains electricity and water, mains drains, underfloor heating and uPVC double glazing.

**Finding the property:** From Piette Road take the first turning on the left, the property is the 2nd end block on your left with double wrought iron gates.

**Perry's ref:** 3 L3

**what3words:** directly.scoots.shells

**TRP:** 147



Mapping / Aerial Photography Copyright (C) States of Guernsey 2023

## LEASE

**Term:** 1 year minimum

**Rent:** £2,250 per month

**Deposit:** equivalent to 1½ months rent

**Available:** Early September 2023

**Restrictions:** Regret no smokers, sharers or pets.

**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



Heather



Ross



Charlie



Emma



Kate



Rosy



La Grande Rue,  
St Martin's,  
Guernsey GY4 6RR

**t** 01481 236039  
**e** [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
**w** [cooperbrouard.com](http://cooperbrouard.com)

