



Le Perron

£1,900 per month

4 Richmond Court, Rue Mahaut, St Saviour's GY7 9XF

LOCAL MARKET RENTAL

SOLE AGENT

This two bedroom, terraced house is located in a prime sea front location with views out over the popular west coast bays of Richmond and Vazon.

The property forms part of a small, select residential development of similar properties. The bright, spacious, accommodation ranges over two floors with passed plans which have now lapsed to extend into the roof space. A low maintenance home that has been well maintained with parking and an enclosed west facing courtyard garden. Available immediately, regret no sharers, pets or smokers. The rent includes the oil fired heating and gardening to the communal area at the front.

Key facts



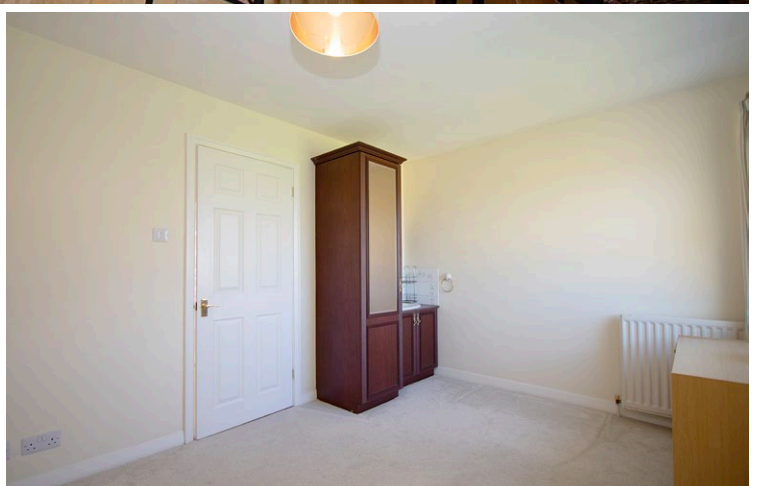
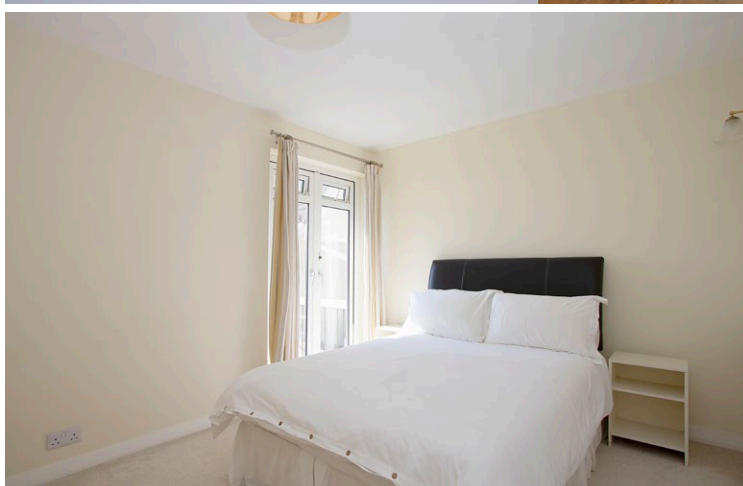
- Well maintained two bedroom home
- Prime sea front location
- Bedroom 1 opens onto a balcony
- Low maintenance west facing courtyard
- Quiet off road location

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



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GUERNSEY'S ESTATE AGENT







Entrance porch

4' x 3'4

Lounge

15'7 x 11'8

Kitchen/Dining room

11'8 x 10'3

APPLIANCES

- Whirlpool oven
- Hotpoint hob and extractor
- Hotpoint fridge/freezer
- Indesit washer/dryer

FIRST FLOOR

Landing

Bedroom 1

11'8 x 9'8

Bedroom 2

11'9 x 9'9

Shower room

5'9 x 4'3

EXTERIOR

The property is approached off a lane on to parking for one car with a path leading to the front door.

To the rear is a fully enclosed courtyard garden, part laid to decking and part gravel with lovely views over neighbouring agricultural fields.

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

Services: Mains electricity and water, cesspit drainage, oil fired central heating, uPVC double glazing.

Finding the property: Travelling along the Vazon Coast road with Richmond Kiosk on the right hand side, at the sharp left hand bend take the right hand turning in to La Rue Du Crocq and follow the coastal road round and the property is on the left hand side. The designated parking space is the fourth from the left.

Perry's ref: 13 F3

what3words: chokers.snoring.placidly

TRP: 88

LEASE

Term: 1 year minimum

Rent: £1,900 per month, includes the oil fired heating.

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no pets, 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. 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 LOCAL MARKET TEAM



Matt



Cathy



Ben



Liz



Lucie



Charlie



Emma