



Maple Leaves

£3,300 pcm (including gardening)

Rue Colin, Vale GY6 8LA

LOCAL MARKET RENTAL

SOLE AGENT

Lovely, 5 Bedroom detached home on an excellent one-acre site with extensive gardens and ample parking.

The property is situated in a quiet lane within walking distance of west coast beaches at Port Grat, Le Picquerel and close to L'Islet Village. Maple Leaves offers a good range of accommodation including a large kitchen overlooking the gardens. Available from early January, regrets no smokers, pet/s at landlords discretion.

School catchment: Hautes Capelles Primary and St Sampson's High

Key facts



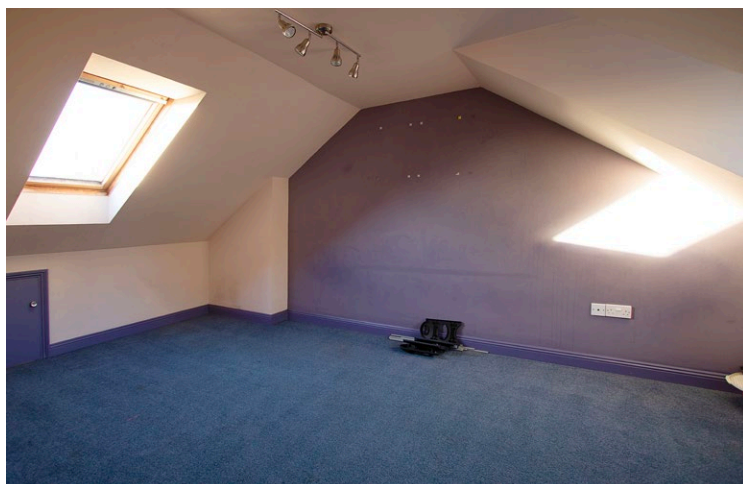
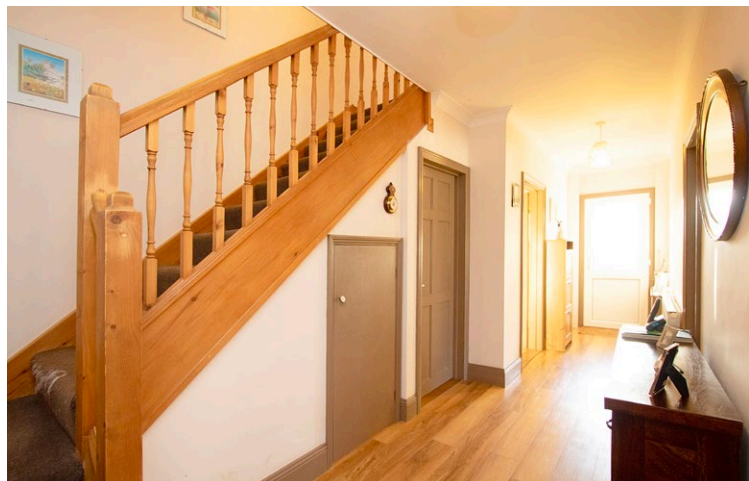
- Spacious detached 5 bed home
- Large one acre site with mature gardens
- On quiet lane close to the West Coast
- Regret no smokers, pets by negotiation

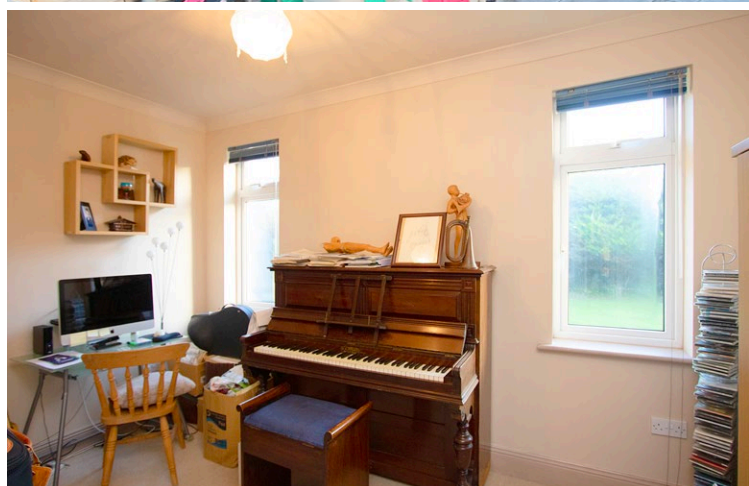
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GUERNSEY'S ESTATE AGENT







Entrance hall

22'2" x 5'3" (6.7m x 1.6m)

Lounge

18'6" x 12' (5.6m x 3.7m)

Kitchen/Dining room

21'2" x 16'8" (6.4m x 5m)

APPLIANCES

- AEG microwave and combi oven
- AEG warming drawer
- AEG oven
- AEG extractor fan
- AEG four ring hob
- AEG wine cooler
- Bosch dishwasher

Utility

12'6" x 11'4" (3.8m x 3.5m)

Hotpoint washing machine.

Bathroom

8'7" x 7'2" (2.7m x 2.2m)

Shower room

4'3" x 4'2" (1.3m x 1.3m)

Bedroom 4

12' x 12' (3.7m x 3.7m)

Bedroom 5/Study

12' x 7'9" (3.7m x 2.4m)

FIRST FLOOR

Landing

Bedroom 1

18' x 16'8" max (5.5m x 2m)

Bedroom 2

16' x 11'9" (4.9m x 3.5m)

Bedroom 3

12' x 11'4" (3.7m x 3.5m)

Separate WC

EXTERIOR

Mature front garden and driveway to large parking area to rear. South facing paved patio off kitchen and extensive mainly lawned rear gardens of just over one acre with mature trees and shrubs.

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

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

Finding the property: From the L'Islet crossroads turn into Les Tracheries, take the first left into Rue Colin and Maple Leaves is the 5th house on the right.

Perry's ref: 33 H2

what3words: sunniest.boogie.waxed

TRP: 299

LEASE

Term: 1 year minimum

Rent: £3,300 per month

Deposit: 1½ months rent

Available: Early January

Restrictions: Regret no smokers sharers, pets by negotiation

Additional costs: Mains electricity and water, cesspit drainage, oil and electric heating

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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