



1 La Hougue Farm

Rue de la Hougue, Castel GY5 7EA

£3,400pm

OPEN MARKET RENTAL

An immaculate three bedroom home ranging over three floors located inland from the wide sandy Vazon Bay on our west coast.

Historically the property was a large farmhouse but has undergone complete renovation and the site now consists of this Open Market property and five Local Market homes. This bright semi-detached house is located within the original building along with two local market properties. The property enjoys wonderful rural outlook and externally a private garden, patio area and parking for two cars.

School catchment: Castel Primary & Les Beaucamps High

Key facts



- Immaculate 3 bedroom home
- Renovated to a high standard
- Lovely rural and sea views
- Smart low maintenance private gardens
- Available early April 2024

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GUERNSEY'S ESTATE AGENT

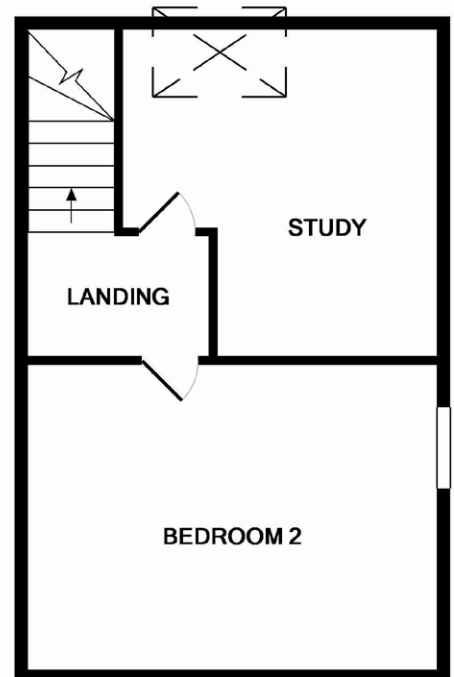
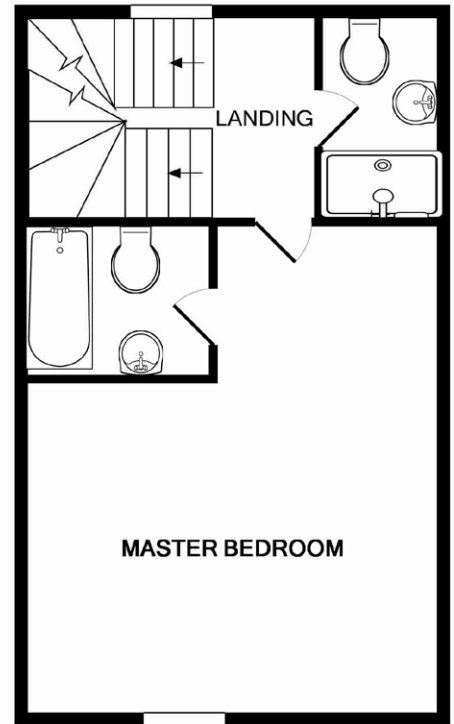
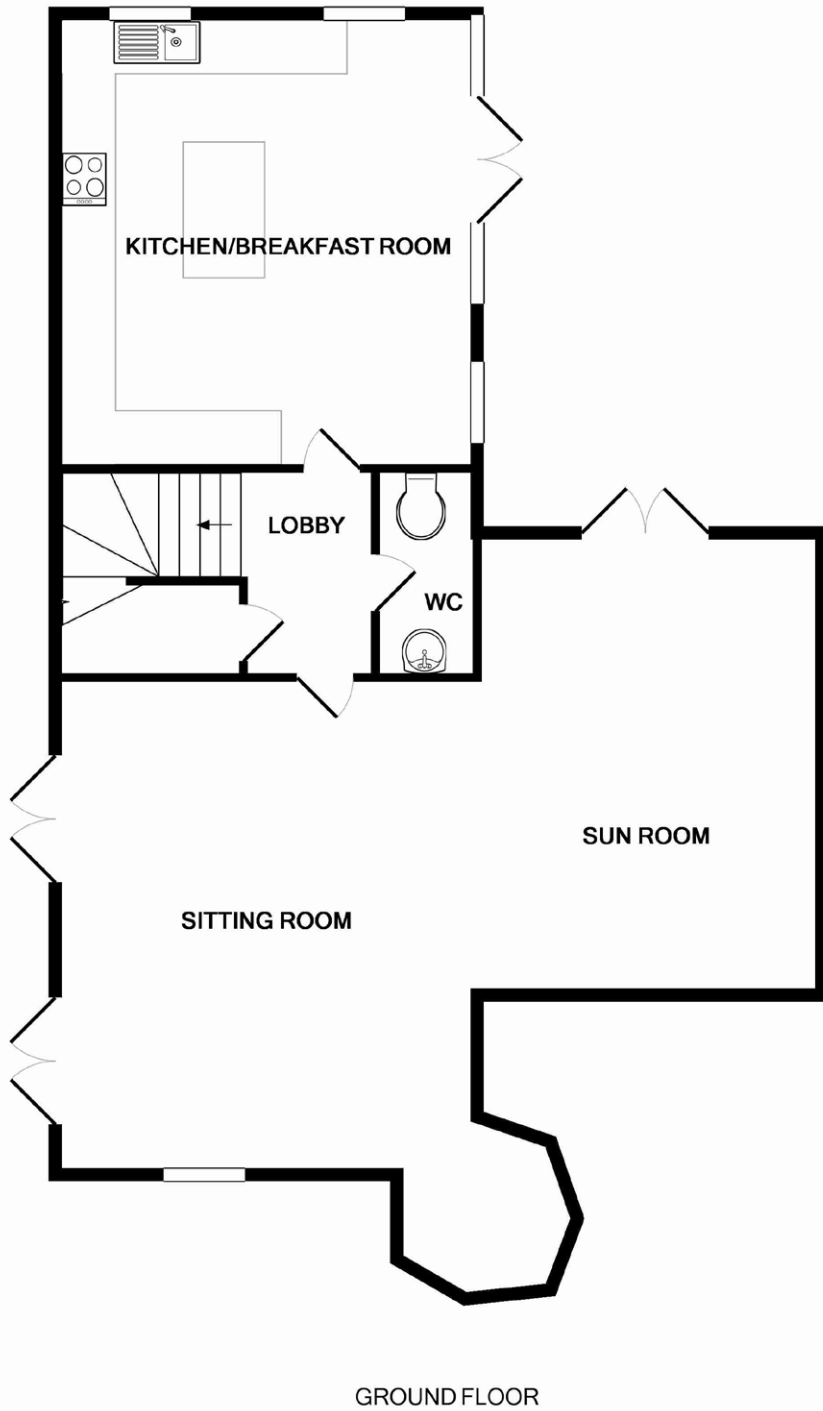








Floorplans



Kitchen/breakfast room

16'8 x 15'6 (5.1m x 4.8m)

APPLIANCES

- Neff oven, microwave
- Hob
- Extractor, fridge/freezer
- Dishwasher

Hall

7'5 x 7'2 (2.3m x 2.2m)

Separate WC

Sitting room

18'3 x 15'8 (5.6m x 4.8m) and viewing niche
5'7 x 5'7 (1.7m x 1.7m)

Sun Room

16'2 x 12'8 (4.9m x 3.9m)

FIRST FLOOR

Landing

7'3 x 3'5 (2.2m x 1m)

Bedroom 1

7'2 x 7' + 13' x 11' (2.2m x 2.1m + 4m x 3.4m)

Ensuite bathroom

Shower Room

SECOND FLOOR

Landing

4'2 x 4' (1.3m x 1.2m)

Bedroom 2

13'8 x 11'7 (4.2m x 3.6m)

Bedroom 3/Study

9'2 x 8'9 (2.8m x 2.7m)

EXTERIOR

A granite wall makes the boundary with the lane behind which there is a small area of lawn the remainder being gravelled. Paved path to a patio beside the conservatory and kitchen/breakfast room with a further patio directly behind the kitchen. A low granite wall retains the lawned garden which is bounded by low banks with the neighbouring fields. Lovely rural aspect. A tarmac drive leads between two local market cottages to a parking area with allocated parking for two cars.

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

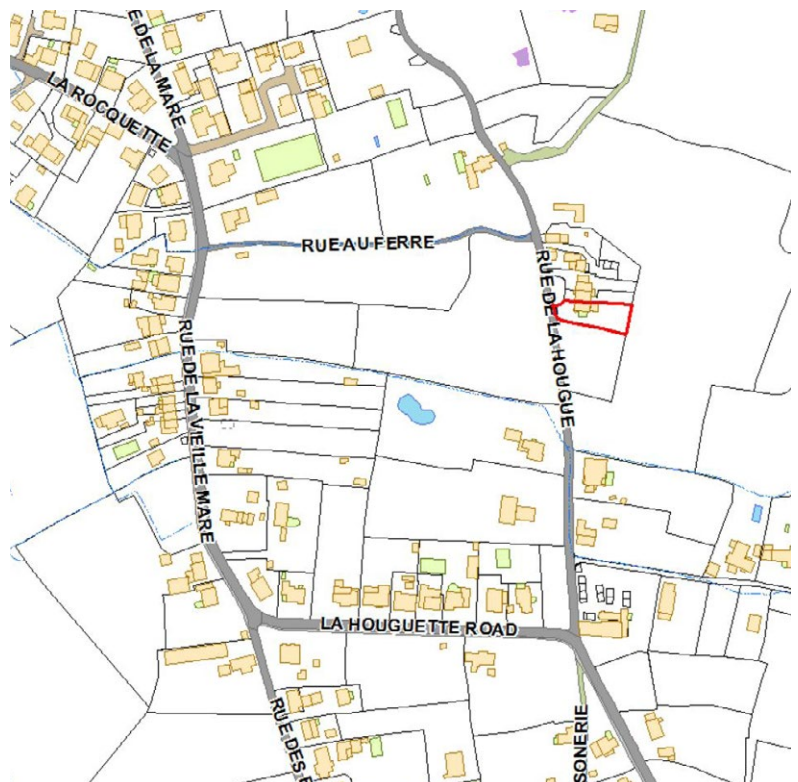
Services: Mains electricity, water and drainage, electric heating, uPVC double glazing.

Finding the property: From the filter in turn at the bottom of Les Eturs, drive straight on and on the first bend turn right. La Hougue farm can be seen ahead on the right hand side.

Perry's ref: 14 D3

what3words: waxes.declares.reserved

TRP: 235



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LEASE

Term: 1 year minimum

Rent: £3,400 per month

Deposit: Equivalent of 3 month's rent

Available: early April 2024

Restrictions: Regret no pets, smokers or sharers

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 permit (if applicable): Proof that a housing permit has been issued. A housing permit will be required for each individual if the property is to be occupied by persons that are not your immediate family.

Services: Mains electricity and water, cesspit drainage. Electric heating. Wood double glazed windows.

Finding the property: Finding the property: From the filter in turn at the bottom of Les Eturs, drive straight on and on the first bend turn right. La Hougue farm can be see ahead on the right hand side.

Perry's ref: 14 D3

Housing Ref: TBC

CONTACT OUR RENTALS TEAM



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