



Maison de Bonheur

Candie Road, St Peter Port. GY1 1UJ

£2,813.40pm

LOCAL MARKET RENTAL

MULTI AGENT

Bright and spacious town house with the accommodation ranging over three floors situated a short stroll from the business and commercial centre of St Peter Port.

In the living room twin double doors open onto a Juliette balcony allowing in plenty of natural light, to the rear doors open onto the smartly fitted kitchen and onto a utility. On the second floor the principle suite offers a large double bedroom, dressing room, en suite four piece suite and a laundry room. The property is situated a short distance from Candie Gardens, a public green space with fantastic sea and offshore island views. There is a service charge of £60 per month payable by the Tenant which covers the cost of cleaning windows and the external building. Parking is available by separate negotiation.

School catchment: Vauvert Primary and La Mare de Carteret High

Key facts



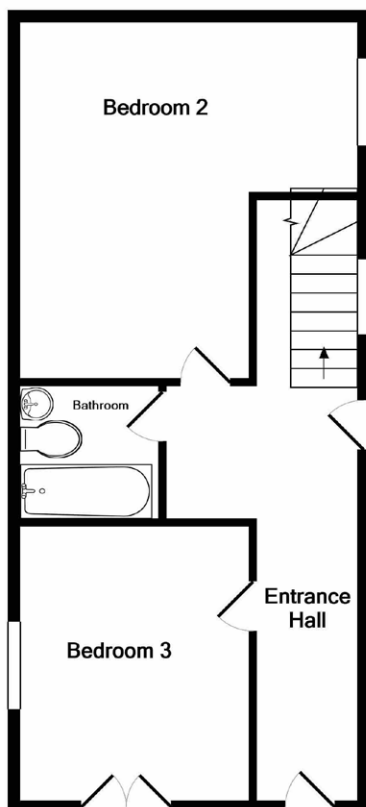
- Modern 3 bedroom town house
- Excellent and bright accommodation
- Close to Candie Gardens
- Regret no pets or smokers
- Availability to be confirmed

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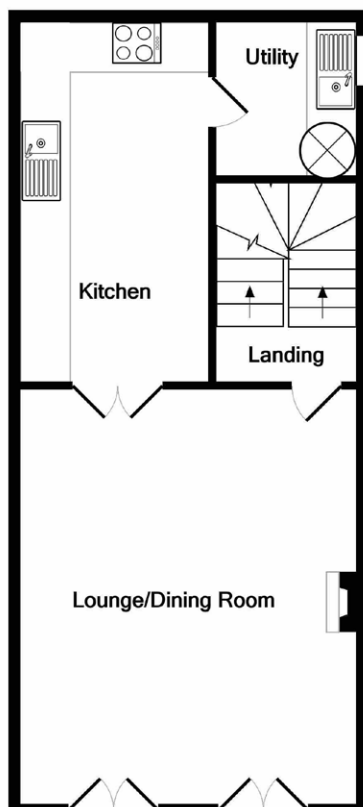


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GUERNSEY'S ESTATE AGENT

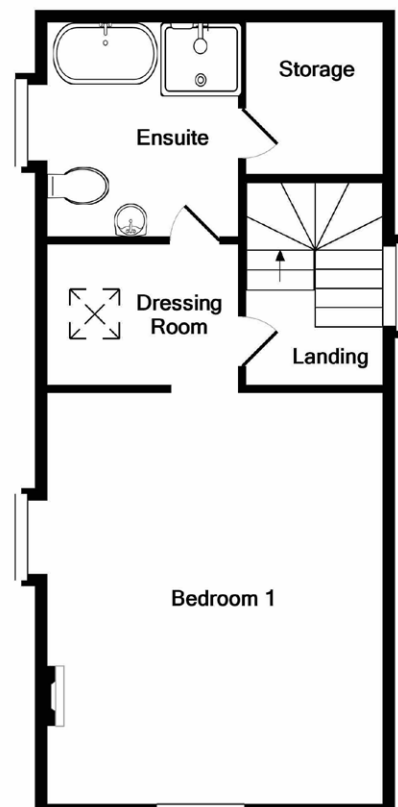
Floorplan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Made with Metropix ©2021

Entrance hall

24'4 x 4'4 + 10' x 8'5
(7.4m x 1.3m + 3.1m x 2.6m)

Bedroom 3

11'5 x 9'5 (3.5m x 2.9m)

Bathroom

6'4 x 5'6 (1.9m x 1.7m)

Bedroom 2

14'5 x 11'7 (4.4m x 3.6m)

FIRST FLOOR

Landing

6' x 4'2 (1.8m x 1.3m)

Lounge/dining room

16'6 x 15'5 + 13'6 x 9'
(5m x 4.7m + 4.1m x 2.7m)

Kitchen

13'5 x 8'8 (4.1m x 2.7m)

APPLIANCES

- Siemens oven
- Siemens hob
- Franke extractor
- Dishwasher
- Hotpoint fridge/freezer

Utility

6'5 x 6' (2m x 1.8m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer
- Valliant gas boiler

SECOND FLOOR

Landing

6' x 4'2 (1.8m x 1.3m)

Bedroom 1

14'9 x 14'8 (4.5m x 4.5m)

Dressing Room

8'9 x 5'8 (2.7m x 1.7m)

En suite bathroom

8'6 x 8'4 (2.7m x 2.7m)

Laundry room

6'5 x 6'2 (2m x 1.9m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

Exterior

The property is approached off the pavement. Parking for one car is available by separate negotiation.

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

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

Finding the property: Travelling down Candie Road, past Upland Road, Maison de Bonheur is the second house on the right.

Perry's ref: 17 F4

Service charge: £60 per month, this covers the exterior window cleaning and exterior cleaning.

TRP: 135

LEASE

Term: 1 year minimum

Rent: £2,813.40 per month + £60 per month service charge

Deposit: Equivalent of 2 month's rent

Available: To be confirmed

Restrictions: Regret no pets or smokers.

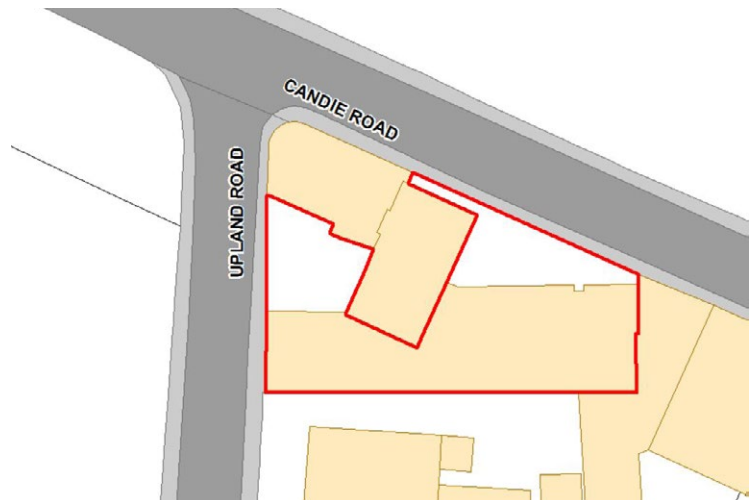
Additional costs: utilities bills ie electricity, water, gas telephone and Parish Occupiers/Refuse Rates. Insurance on personal possessions.

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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CONTACT OUR RENTALS TEAM



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