



# Single bedroom in shared house

£795pm

OPEN MARKET RENTAL

SOLE AGENT

Malusha, Avenue Vivier, Ville au Roi, St Peter Port. GY1 1PG

A clean and tidy single bedroom with an en-suite in an Open Market Part D property, situated on the outskirts of St Peter Port.

There is shared use of the kitchen plus plenty of outside space of sunny gardens to enjoy both to the front and back. Good on street parking is available nearby.

## Key facts



- Single bedroom in Open Market property
- Situated on the outskirts of St Peter Port
- On street parking nearby
- Regret no pets
- Available from 1st August 2025

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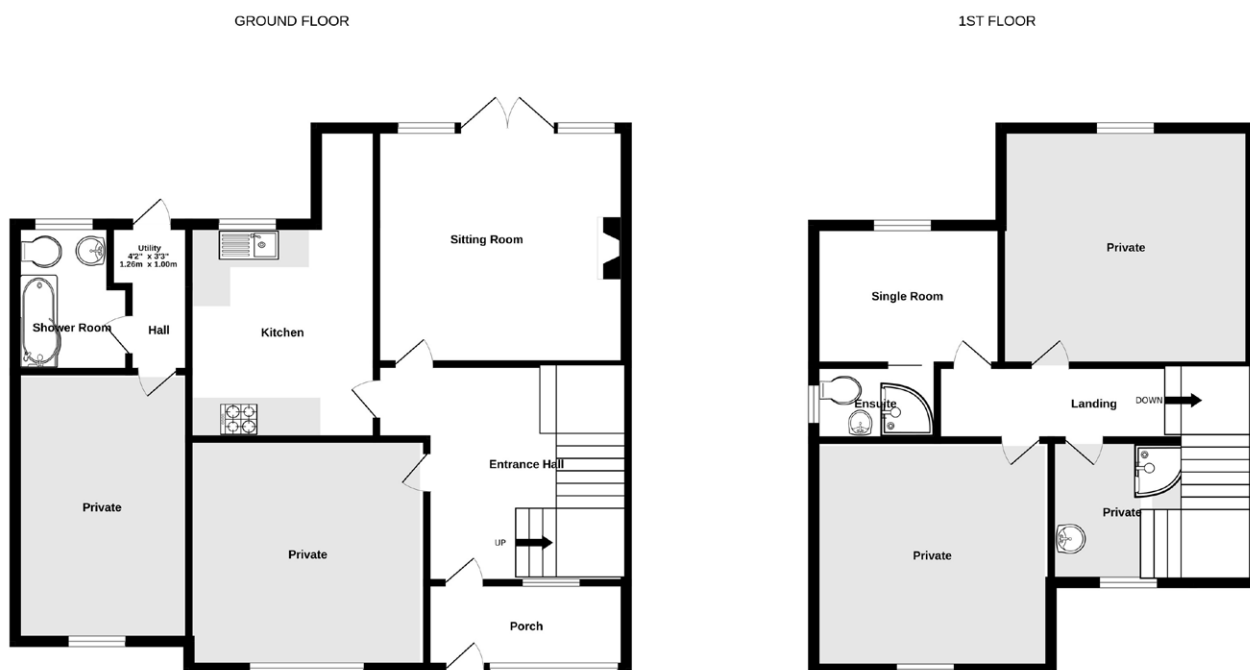
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## Floorplan



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## Entrance Porch

10'2 x 4'4 (3.1m x 1.3m)

## Entrance Hall

11'6 x 10'6 (3.5m x 3.2m)

## Sitting Room

13' x 12'4 (4m x 3.8m)

## Kitchen

10'9 x 10'2 (3.3m x 3.1m)

### APPLIANCES

- Washing Machine
- Dishwasher
- Oven
- Hob
- Extractor and fridge/freezer

## Utility

3' x 3' (0.9m x 0.9m)

## Bedroom 3

12'5 x 12'3 (3.8m x 3.7m)

## Bathroom

7'8 x 4'3 (2.4m x 1.3m)

## EXTERIOR

Gardens to front and rear. On street parking nearby.

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

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

**Finding the property:** From Ruettes Brayes turn into Ville au Roi Estate and a pair of semis make the corner of Avenue Vivier and Avenue Beauvais, Malusha is the house on the left.

**Perry's ref:** 24 D3

**what3words:** thumps.slanders. incidentally

## LEASE

**Term:** 1 year

**Rent:** £795 per month.

**Deposit:** Equivalent of 1½ month's rent

**Available:** 1st August 2025

**Restrictions:** Regret no pets

**Additional costs:** Utilities bills which are shared equally between the tenant. ie electricity, water, telephone, TRP and Parish Occupiers/Refuse Rates. Insurance on personal possessions. £50 lease fee.

**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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