



# Le Vieux Jardin

Rue des Effards, Castel

£5,000pm

LOCAL MARKET RENTAL

SOLE AGENT

Le Vieux Jardin is a charming barn conversion situated in a central yet tranquil and rural location in the heart of Castel.

The spacious and bright accommodation includes 3 impressive reception rooms and 4 double bedrooms, 2 with en suite bathrooms.

Externally, there is ample parking, a lawned private garden which overlooks a neighbouring field and feature rockery to an area of decking outside the family room.

School catchment: Castel Primary and Les Beaucamps High

## Key facts



- Wonderful barn conversion
- 4 double bedrooms (2 ensuite and one with dressing area)
- Spacious and bright living rooms
- Ample parking and private garden backing on to fields.
- Regret no smokers or sharers. Pets at landlords discretion.

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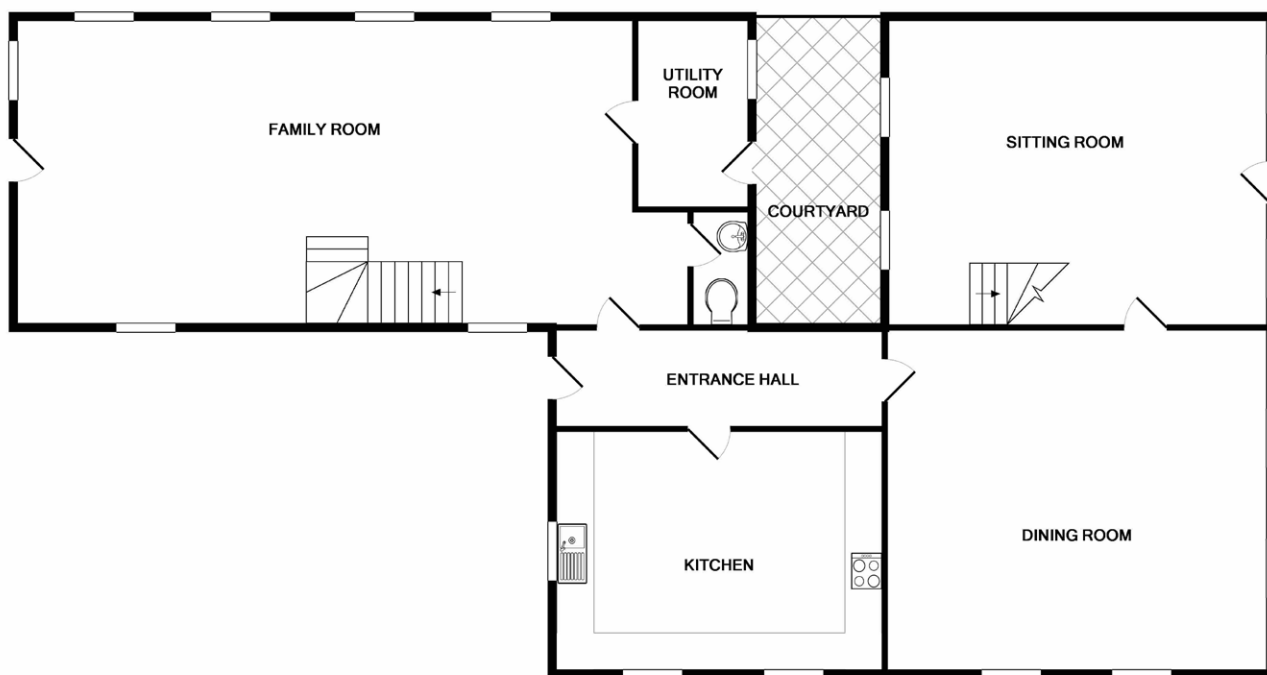




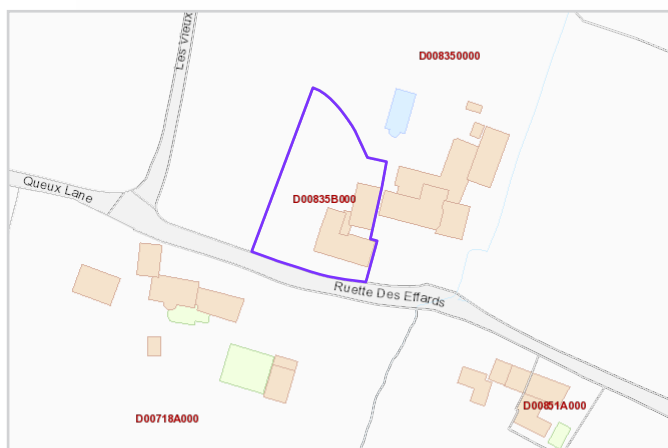




## Floorplan



GROUND FLOOR



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## Entrance hall

17'9 x 5'5 ( 5.4m x 1.7m)

## Kitchen

13'6 x 10'3 max (4.1m x 3.1m)

### APPLIANCES

- Neff double oven and induction hob with extractor hood over
- Neff dishwasher
- Neff fridge/freezer and large Miele free standing freezer

## Dining room

20'7 x 18'6 (6.3m x 5.6m)

## Sitting room

23'7 x 18'3 (7.2m x 5.6m)

## Family room

36' max x 16'7 (10.9m x 5m)

## Separate wc

6'4 x 3' (1.9m x 0.9m)

## Utility room

### APPLIANCES

- AEG Lavamat washing machine
- Hotpoint Aqualtis tumble dryer

## FIRST FLOOR

### Bedroom 1

14'4 x 13'3 ( 4.4m x 4.1m)

### Dressing room

6' x 5'4 (1.8m x 1.6m)

### En suite bathroom

9'8 x 11' max (3m x 3.4m)

### Bedroom 2

22'4 x 15'8 max (6.8m x 4.8)

### En suite bathroom

8'6 x 4'7 (2.6m x 1.4m)

Returning to the family room staircase to

## FIRST FLOOR

### Bedroom 3

14'11 x 13'2 ( 4.6m x 4m)

## Bathroom

7'4 x 6' (2.2m x 1.8m)

## Bedroom 4

15'3 x 14'6 (4.6m x 4.5m)

## EXTERIOR

The property is approached through a gated entrance onto a gravelled driveway with

ample parking enclosed by hedging and low granite walls. Flowering shrubs and screened oil tank.

Steps up to a private lawned garden with small wooden garden shed, rockery and a timber decked patio area just outside the family room.

### Price to include:

Fitted carpets, curtains, blinds, light fittings and appliances as listed.

**Services:** Mains electricity and water, cesspit drainage, oil fired central heating.

### Finding the

**property:** Turn into the lane opposite

the entrance road to Les Beaucamps school. The property is approximately a ½ mile further along on the left hand side immediately after a junction with a lane on the left.

**Perry's ref:** 15 G4

**what3words:** searing. logbook.summered

**TRP:** 334

## LEASE

**Term:** 1 year minimum

**Rent:** £5,000 per month

**Deposit:** Equivalent to 2 months' rent

**Available:** September

**Restrictions:** Strictly no smokers or house sharing. Pet at discretion of the landlord.

### Additional costs:

Utilities bills ie electricity & telephone. 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 drivers licence and last three months bank statements.

### 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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