



# The Cottage

Les Petites Vallees. Castel, GY5 7DR

£POA

LOCAL MARKET RENTAL

SOLE AGENT

A superb 3 bedroom cottage enjoying a secluded countryside position with views over Talbot valley.

Beautifully restored by the landlords it is being offered fully furnished to the highest specification.

There is a charming kitchen, lounge with Esse wood burning stove and externally there is a large private garden with parking for 2 cars.

School catchment: Castel primary and Les Beaucamps High

## Key facts



- Stunning 3 bedroom cottage in wonderful rural position
- Tastefully fully furnished
- Beautiful lounge and kitchen
- Large private garden
- Parking for 2 cars
- Term 3 - 9 months

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GUERNSEY'S ESTATE AGENT









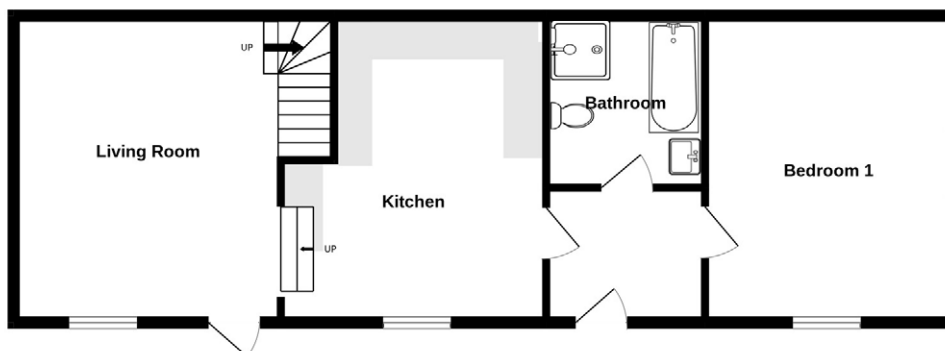




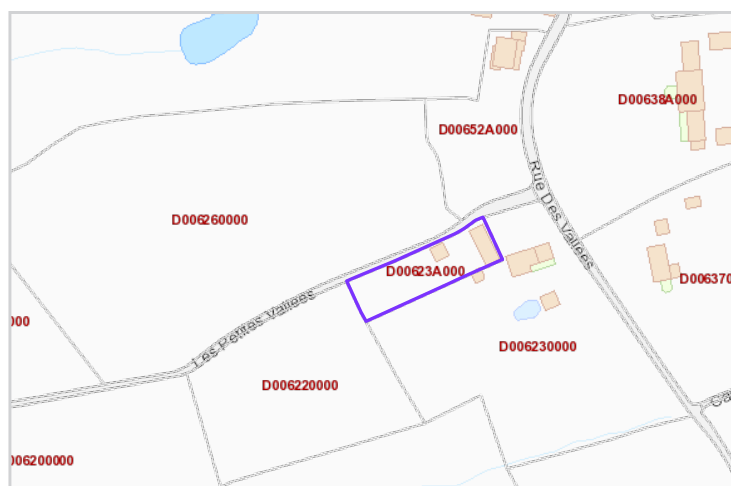
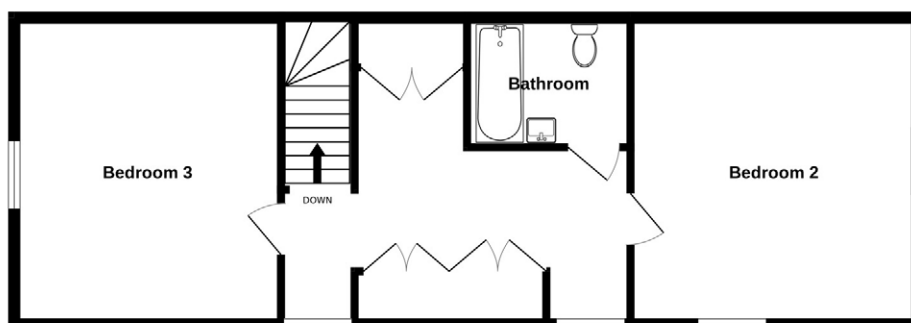


## Floorplan

GROUND FLOOR  
679 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



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## GROUND FLOOR

## Bedroom 1

13'1 x 12'1 (4m x 3.7m)

## Bathroom 1

9'4 x 6' (2.9m x 1.8m)

## Kitchen

14'10 x 12'11 (4.6m x 4m)

## APPLIANCES

- Bosch American style fridge/freezer
- Neff double oven and hot plate
- AEG 4 ring hob
- Bosch dishwasher
- Russell Hobbs kettle
- Hotpoint washer/dryer
- Indesit tumble dryer
- Sharp microwave
- Dualit toaster

## Lounge

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

## Landing

21'4 x 11'2 (6.5m x 3.4m)

## Bedroom 2

15' x 10'7 (4.6m x 3.3m)

## Bedroom 3

13'5 x 11'9 (4.1m x 3.6m)

## Bathroom 2

8'4 x 7'9 (2.6m x 2.4m)

## EXTERIOR

The Cottage shares the driveway with the landlords property and 2 parking spaces are provided.

The large garden offers total privacy and enjoys a wonderful outlook over Talbot Valley.

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

**Services:** Mains electricity & water, cesspit drainage. Electric heating (underfloor in bathrooms). Wood glazing. Harman Kardon sound system. High speed Wifi internet.

**Finding the property:** With the TV mast on your right, take the next lane on the left (on the bend), drive straight over the small crossroad and then take next turning on your right. The Cottage is located on the left hand side before the next T junction.

**Perry's ref:** 15 E5

**what3words:** prominently.sulkily.sighing

## LEASE

**Term:** 3-9 months

**Rent:** POA. Fully Serviced

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

**Available:** 6th September

**Restrictions:** Regret no smokers or pets. Sharers at landlords discretion.

**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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