



8 College Street

St Peter Port GY1 2NY

£2,150pm

LOCAL MARKET RENTAL

SOLE AGENT

Immaculately presented home arranged over three floors situated in a central and convenient location for the business and commercial town centre.

The house was recently renovated including new bathrooms and kitchen creating a modern and stylish home. Externally there is a patio terrace and 23 hour public parking nearby. Available October 2025, regret no smokers, sharers or pets.

School catchment: Vauvert Primary and Les Varendes

Key facts



- Smartly presented throughout
- Convenient location for Town
- Patio terrace
- Available October 2025
- Regret no pets or smokers

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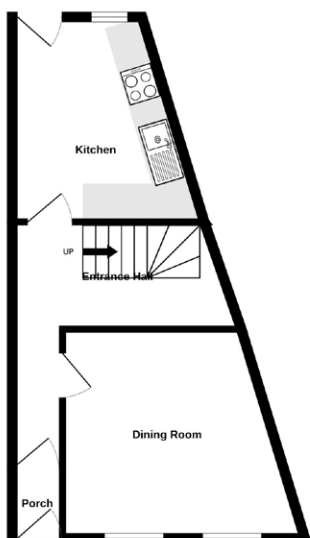
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GUERNSEY'S ESTATE AGENT



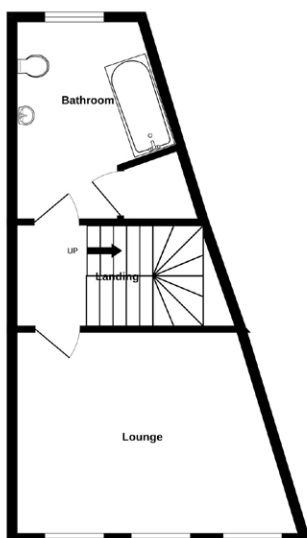


Floorplan

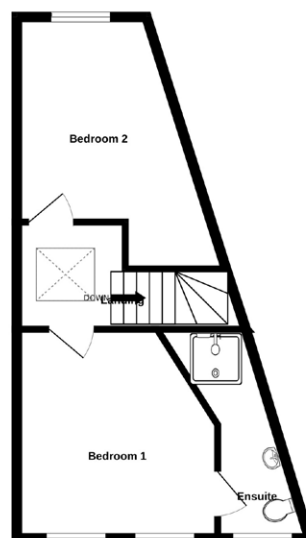
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Porch

Entrance hall

Washing machine

Dining room

13'8 x 10'8 (4.2m x 3.3m)

Kitchen

11'6 x 8'4 (3.5m x 2.6m)

APPLIANCES

Cooker, dishwasher and fridge/freezer.

FIRST FLOOR

Landing

Lounge

19'4 x 10'6 (5.9m x 3.2m)

Bathroom

10'9 x 7' (3.3m x 2.1m)

SECOND FLOOR

Landing

Bedroom 1

13'8 x 11'4 (4.2m x 3.5m)

Ensuite

10' x 5'3 (3.1m x 1.6m)

Bedroom 2

10'10 x 10'5

narrowing to 4'10 (3.3m x 3.2m, 1.5m)

EXTERIOR

The property is approached from the road and the front bounded by railings.

To the rear of the property there is a pathway leading to raised patio.

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 St Julian's Avenue continue into College Street and house no 8 is situated just before St James.

Perry's ref: 5 J7

what3words: unwind.ripples.bounty

TRP: 129

LEASE

Term: 1 year minimum

Rent: £2,150 per month

Deposit: Equivalent of 1½ month's rent

Available: Available October 2025

Restrictions: Regret no pets or smokers.

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 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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