



Tagoro

Le Tertre, La Route du Tertre, Castel, GY5 7JL

£4,100pm

OPEN MARKET RENTAL

A well proportioned family home, boasting distant sea views from the first floor, situate on a quiet clos just moments away from the popular West coast.

Tagoro offers ample accommodation including a study/bedroom, shower room, large lounge/ diner, kitchen breakfast room and utility on the ground floor, further complimented by 4 further bedrooms with a family bathroom and en-suite to the main bedroom on the first floor. A good size garage and parking for 4 vehicles is positioned to the front of the property and to the rear, a pleasant garden laid to lawn.

Key facts



- Spacious detached home
- Desirable West Coast location
- Parking, garage and west facing garden
- Offering up to 5 bedrooms
- Pets welcome at landlord's discretion
- Available immediately

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



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GUERNSEY'S ESTATE AGENT





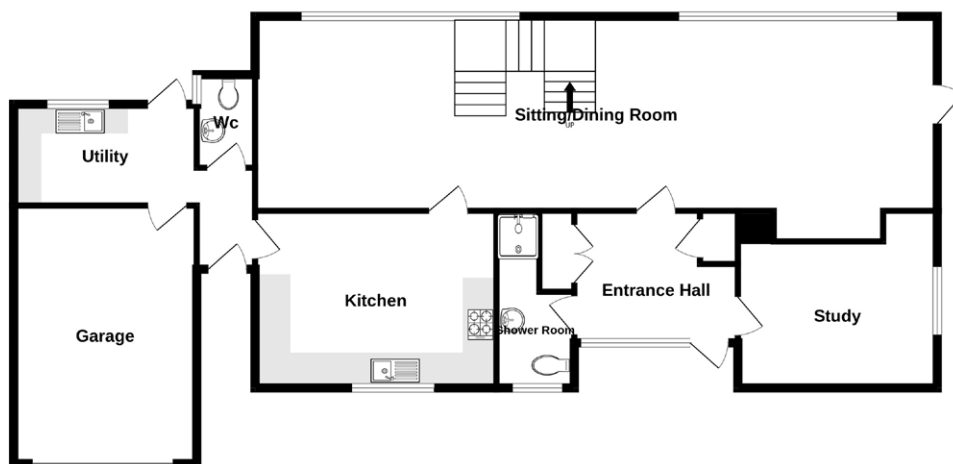




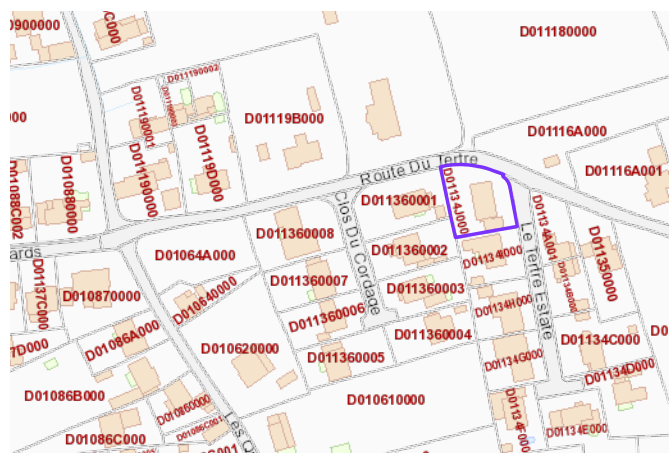
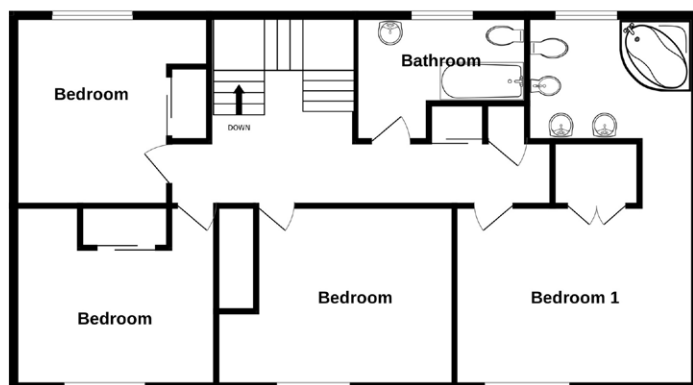


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

10'8 x 8'6 (3.3m x 2.6m)

Shower room

11'4 x 2'9 (3.5m x 0.9m)

Sitting / dining room

44' x 12' (13.4m x 3.7m)

Kitchen

11'4 x 13'10 (3.5m x 4.2m)

APPLIANCES

- Siemens 4 ring hob
- Belling oven with grill over
- Miele fridge and freezer
- Bosch dishwasher

Rear lobby

6'6 x 4'1 (2m x 1.2m)

WC

6' x 3'6 (1.8m x 1.1m)

Utility

11'9 x 5'9 (3.6m x 1.8m)

APPLIANCES

- Hotpoint tumble dryer
- Indesit washing machine.

Garage

16'8 x 12'2 (5m x 3.7m)

Electric up and over door, boiler.

Study / bed 5

13' x 11'5 (4m x 3.5m)

FIRST FLOOR

Landing

23'2 x 4'1 (7.1m x 1.2m)

Bedroom 1

15' x 12'6 (4.6m x 3.8m)

En-suite

12'3 x 8'9 (3.7m x 2.7m)

Family bathroom

11' x 6'1 (3.4m x 1.9m)

Bedroom 2

15'5 x 10' (4.7m x 3.1m)

Bedroom 3

11'4 x 12'10 (3.5m x 4m)

Bedroom 4

10'10 x 12'2 (3.3m x 3.7m)

EXTERNAL

The property is approached off the clos road onto the tarmac parking area which provides access to the garage. There are walk ways down both sides of the property to the rear lawn which is predominantly laid to lawn with a strip of patio directly off the back of the house.

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

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

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TRP: 299

LEASE

Term: 1 year minimum

Rent: £4,100 per month

Deposit: Equivalent of 1½ month's rent (2 months deposit will be required if pets are accepted)

Available: Immediately

Restrictions: Pets welcome at landlord's 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



Jess



Charlie



Debbie



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

