



The Wing, Les Jardin Des Fleurs £1,900pm

Rue des Fenetres, Forest, GY8 0BH

LOCAL MARKET RENTAL

SOLE AGENT

Stylish one bedroom wing located near Petit Bot Bay and the south coast cliffs.

Situated in a tranquil location near Petit Bot Bay and the south coast cliffs, this spacious one bedroom wing offers light and airy accommodation. The large open plan living room/kitchen opens out onto a private patio and lawned garden and also benefits from parking for one car.

School catchment: Forest Primary School, Les Beaucamps High School

Key facts



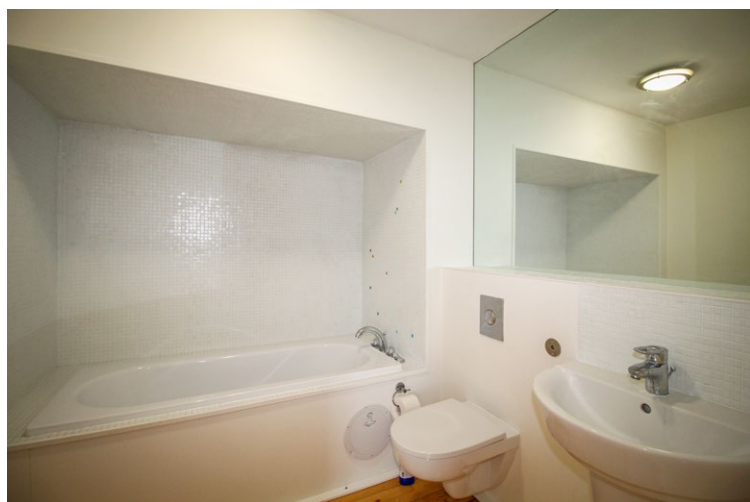
- Located near Petit Bot and the south coast cliffs
- One bedroom, two bathrooms with open plan kitchen lounge/ diner
- Wooden floors throughout
- Private patio area and lawned garden
- Parking for one car

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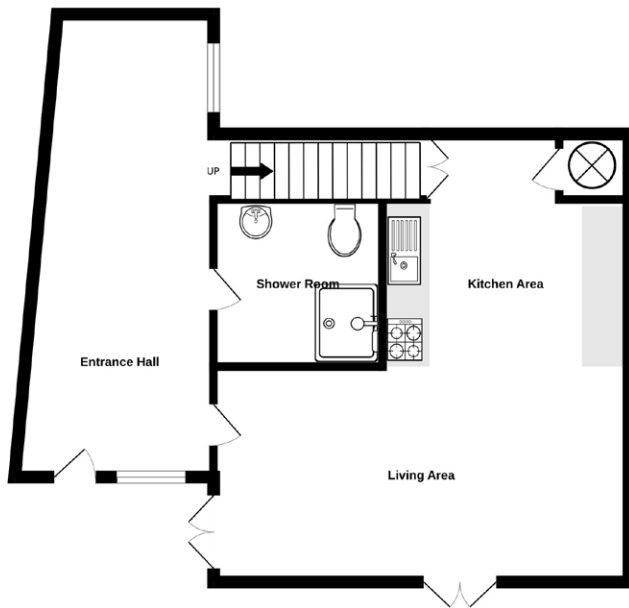
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GUERNSEY'S ESTATE AGENT



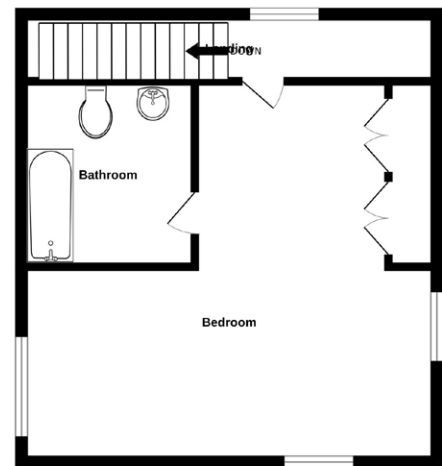


Floorplan

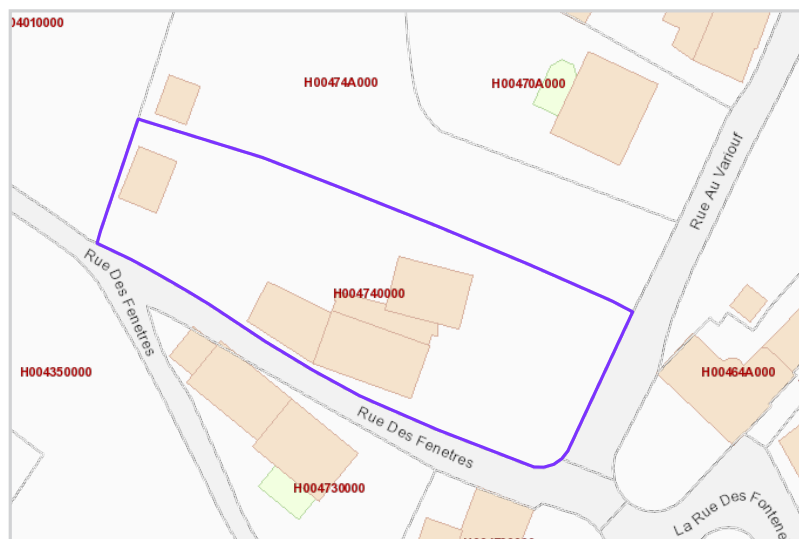
GROUND FLOOR



1ST FLOOR



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Entrance Hall

21' x 9'2 (6.4m x 2.8m)

Kitchen/lounge/dining room

16'7 x 13'0 (5.0m x 4.0m)

APPLIANCES

- Hotpoint dryer
- Beko washing machine
- Zanussi oven
- Rangemaster hob
- LEC freezer
- Hotpoint fridge / freezer

Shower room

7'9 x 6'2 (2.4m x 1.9m)

FIRST FLOOR

Landing

4'10 x 3'5 (1.5m x 1m)

Bedroom

16'7 x 13' (5m x 4m)

Dressing area

8' x 4'2 (2.4m x 1.3m)

Ensuite bathroom

8'4 x 7'10 (2.6m x 2.4m)

Price to include: Light fittings and appliances as listed.

Services: Mains electricity and water, cesspit drainage, electric heating, uPVC double glazing.

Finding the property: Past the Manor Hotel on your right take the next right and follow the road taking the first right into Rue des Fenetres, the property is situated directly on your right.

Perry's ref: FST 29E4

what3words: periodically.giver. woodpecker

LEASE

Term: 1 year minimum

Rent: £1900 per month

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no smokers, sharers or pets

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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