



# 6 Orchard Rise

Upper St Jacques, St Peter Port, GY1 1SR

## £2,600pm

LOCAL MARKET RENTAL

SOLE AGENT

A smart and well-presented 3 bedroom home located on a small clos on the outskirts of Town.

Tastefully decorated throughout the property has a smart modern kitchen/diner at the rear where sliding doors open to a split level south facing low maintenance garden and handy shed.

Directly opposite the house there is parking for 2 cars.

Available end of September 2025. Regret no smokers or sharers. Pet at landlords discretion.

School catchment: Vauvert Primary / Les Varendes

### Key facts



- Smart and very well presented 3 bedroom home
- Low maintenance split level garden
- Parking for 2 cars
- Available end of September
- Regret no smokers or sharers.

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



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GUERNSEY'S ESTATE AGENT





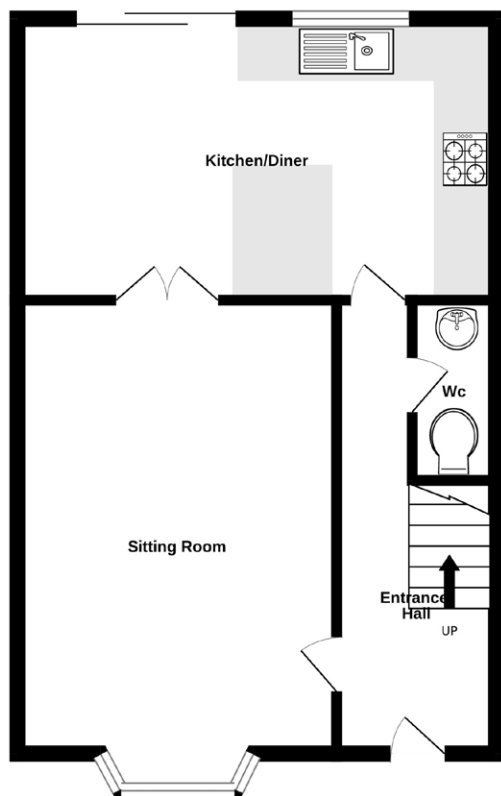




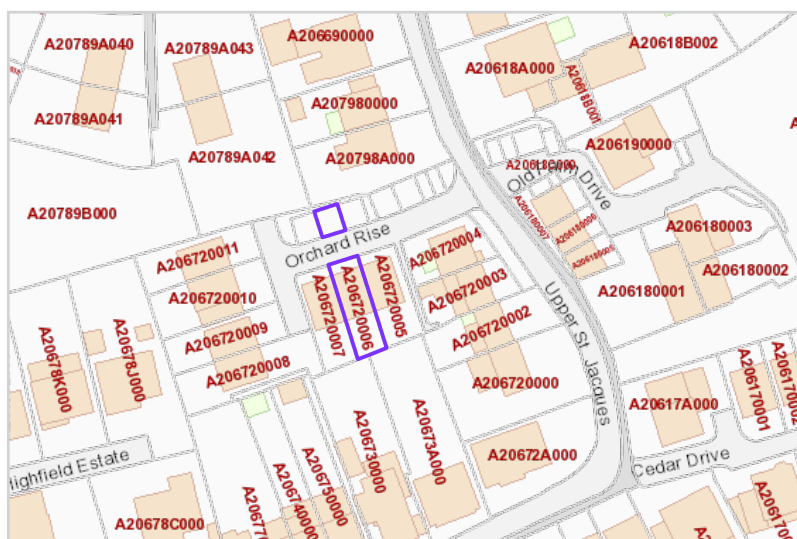
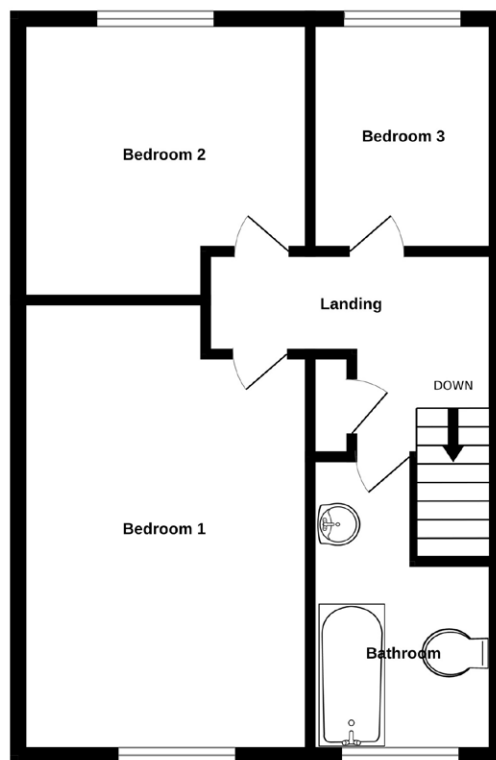


## Floorplan

GROUND FLOOR



1ST FLOOR



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## Entrance hall

16'5 x 5'10 (5.04m x 1.77m)

## Sitting room

15'11 x 11'9 (4.84m x 3.57m)

## Kitchen/diner

17'11 x 9'8 (5.47m x 2.95m)

### APPLIANCES

- Hotpoint fridge/freezer
- ARG oven
- AEG microwave
- AEG washing machine
- AEG dishwasher
- Caple extractor

## Sep WC

## FIRST FLOOR

## Landing

6'9 x 5'10 + 12'1 x 3'2  
(2.06m x 1.02m + 3.68m x 0.97m)

## Bedroom 1

12'4 x 8'9 (3.76m x 2.67m)

## Bedroom 2

9'9 x 9'9 ( 2.96m x 2.97m)

## Bedroom 3

9'9 x 7'9 (2.97m x 2.37m)

## Bathroom

8'9 x 8'9 (2.27m x 2.67m)

## EXTERIOR

Parking for 2 cars is located directly opposite the property.

Behind the kitchen/diner is a sheltered patio with steps up to a low maintenance artificial lawned garden. Handy garden shed. Gated pedestrian access behind the property.

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

**Services:** Mains electricity, water and drainage, Gas heating, uPVC double glazing.

**Finding the property:** Travelling along Upper St Jacques (one way) the clos is located on the right hand side before the bend.

**Perry's ref:** 2 D4

**what3words:** placements.proposition.laying

**TRP:** 103

## LEASE

**Term:** 1 year minimum

**Rent:** £2,850 per month

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

**Available:** End of September 2025

**Restrictions:** Regret no smokers or sharers. Pet at landlords discretion.

**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



Jess



Charlie



Debbie



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

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

