



Tamarind Cove

Les Nouettes, Forest, GY8 0EB

£3,100pm

LOCAL MARKET RENTAL

SOLE AGENT

A spacious three-bedroom detached family home, set in the peaceful lanes of the Forest and within easy walking distance of local amenities and the primary school.

The property offers well-proportioned living accommodation, including three bedrooms and a bright, spacious sunroom.

Externally, there are attractive gardens, parking, and a garage. A low-maintenance home in a convenient and desirable location.

School catchment: Forest primary school and Les Beaucamps high school

Key facts



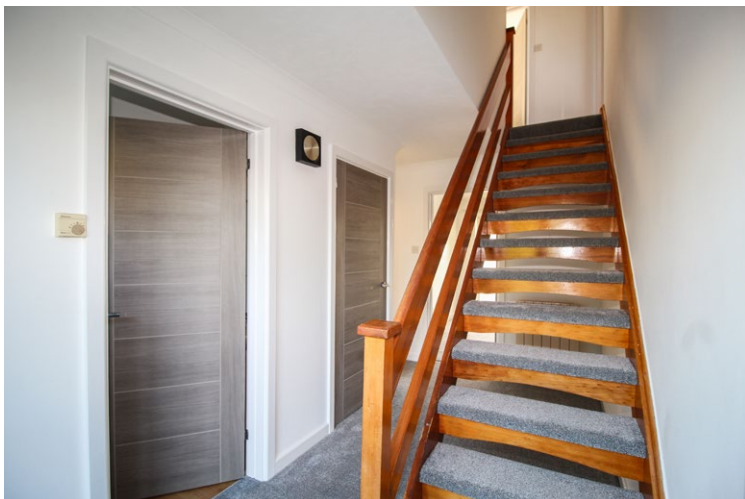
- Detached 3 bedroom family home
- Single garage and ample parking
- Spacious accommodation
- Available immediately

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GUERNSEY'S ESTATE AGENT

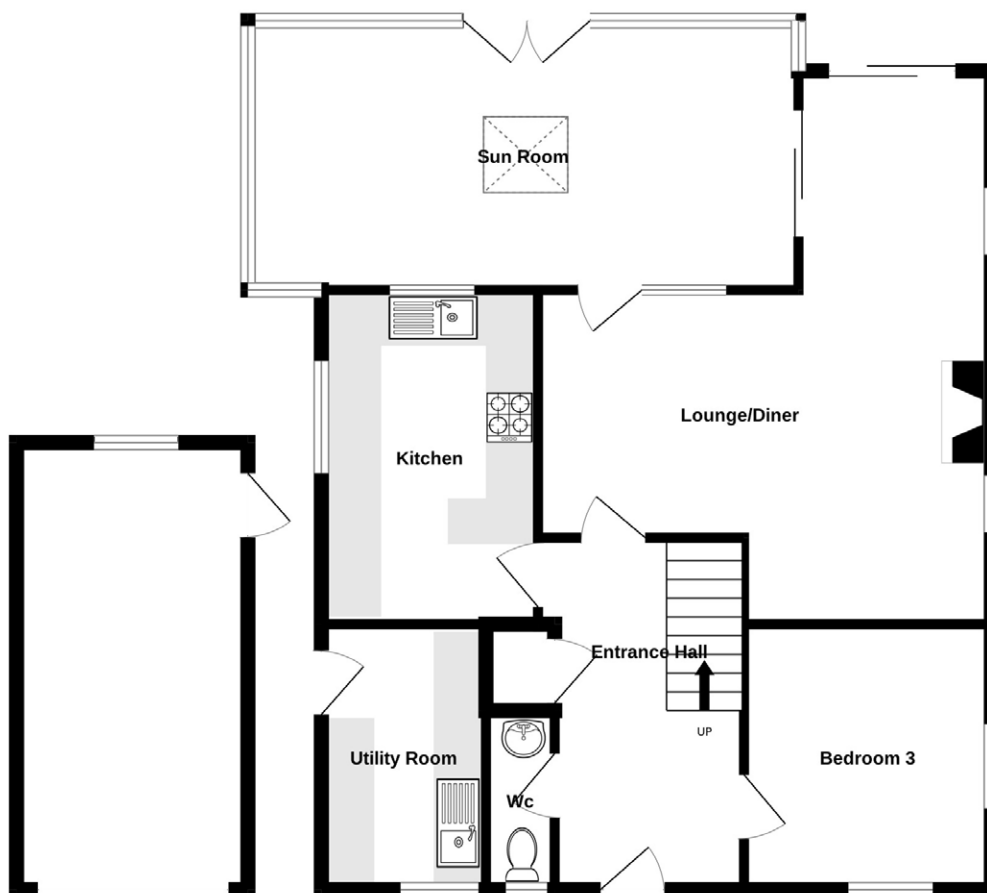




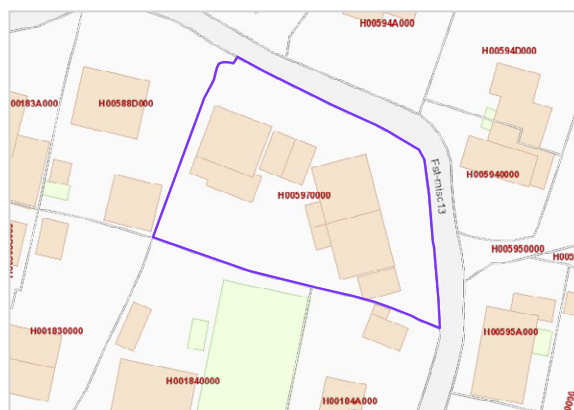
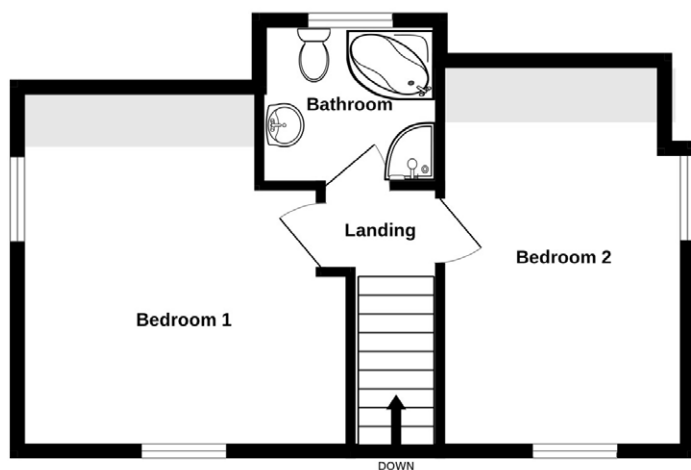


Floorplan

GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



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GROUND FLOOR WC

Entrance hall

13'8 x 7'5 (4.22m x 2.28m)

Kitchen

13' x 8'4 (3.97m x 2.55m)

APPLIANCES

- Hotpoint hob
- Hotpoint extractor fan
- Bosch oven
- Bosch built in microwave
- Bosch fridge
- Future Hotpoint freezer
- Bosch slimline dishwasher

Lounge/Diner

21'6 x 17'7 (6.61 x 5.41)

Sun room

21'5 x 10'6 (6.57m x 3.25m)

Utility room

10'4 x 6'5 (3.16m x 2m)

APPLIANCES

- Hotpoint washing machine
- Indesit dryer

Bedroom 3

10'4 x 9'8 (3.17m 3.01m)

7' x 2'8 (2.14m x 0.8m)

FIRST FLOOR

Landing

11'6 x 5'2 (3.55m x 1.58m)

Bedroom 1

14'2 x 12'8 (4.32m x 3.92m)

Bedroom 2

15'2 x 9'8 (4.63m x 3.01m)

Bathroom

7'3 x 6'5 (2.24m x 1.98m)

EXTERIOR

Front

Single garage and parking for several cars.

Garage

17'5 x 9' (5.36m x 2.75m)

Rear

Enclosed lawned garden.

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

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

Finding the property: Driving west from the filter take the second turning on the right and this property sits on the left hand bend.

Perry's ref: 28B2

what3words: aroma. promotes.structuring

TRP: 174

LEASE

Term: 1 year minimum

Rent: £3,100

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no smokers, sharers or pets.

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 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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