



Kuching

Les Nouettes, Forest GY8 0EB

£2,700pm

LOCAL MARKET RENTAL

SOLE AGENT

Fully furnished semi-detached family home situated in the lanes of the Forest and within easy walking distance of local amenities and primary school.

The property offers well-proportioned living accommodation along with three bedrooms, externally there are pleasant gardens, parking and garage. A low maintenance home in a convenient location.

School catchment: Forest Primary and Les Beaucamps High

Key facts



- Semi-detached 3 bedroom family home
- Spacious accommodation
- Garden with patio, ample parking and single garage
- Part furnished
- Available immediately

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GUERNSEY'S ESTATE AGENT

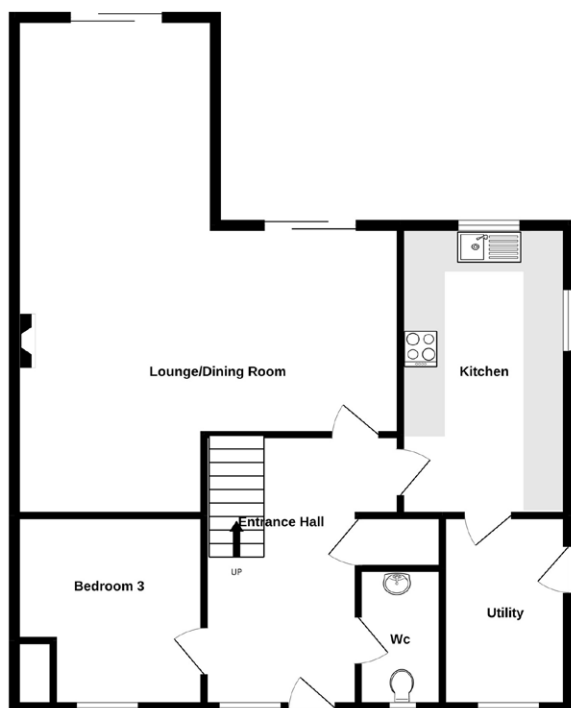




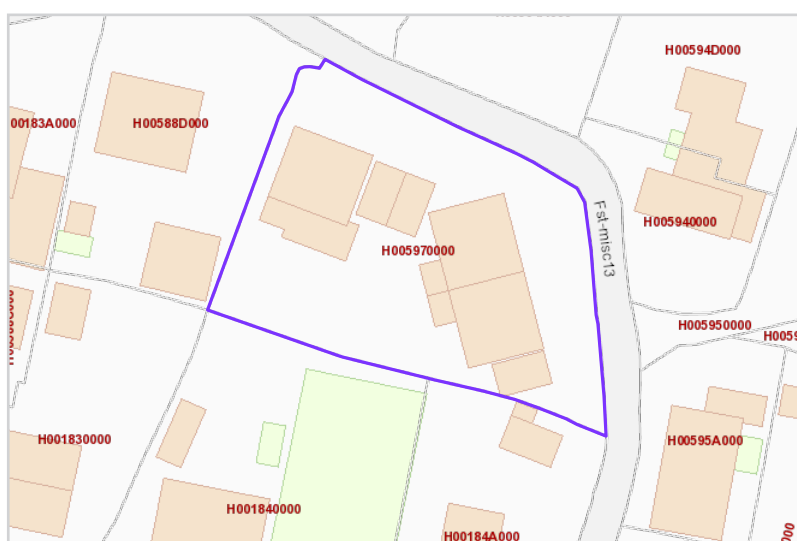
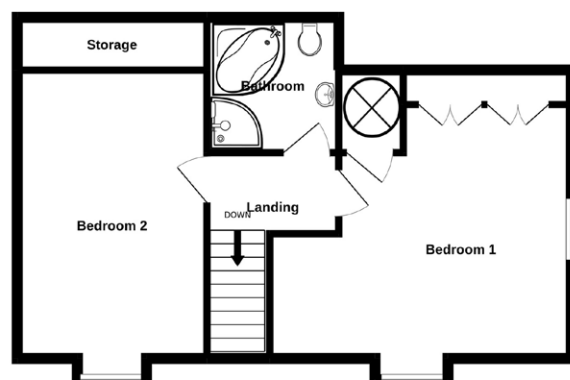


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

13'4 x 6' (4.09m x 1.82m)

Lounge/diner

21'9 x 10' x 10'1 x 7'9
(6.69m x 3.07m x 3.04m x 2.4m)

Kitchen

13'2 x 8'4 (4.03m x 2.56m)

APPLIANCES

- Indesit dishwasher
- Hotpoint hob
- Hotpoint fridge
- Hotpoint freezer
- Extractor fan

Utility room

10'4 x 6'6 (3.17m x 2.01m)

APPLIANCES

- Montpellier washing machine
- Indesit dryer

Bedroom 3

10'4 x 9'9 (3.18m x 3.03m)

FIRST FLOOR

Landing

12'1 x 5'3 (3.68m x 1.62m)

Bedroom 1

15'9 x 11'9 x 15'7 x 8'3
(4.84m x 3.63m x 4.79m x 2.53m)

Bedroom 2

15'9 x 8'8 (4.85m x 2.69m)

Bathroom

7'1 x 6'5 (2.17m x 1.98m)

EXTERIOR

Front

Single garage and parking for 3 cars.

Garage

17'7 x 9' (5.39m x 2.75m)

Rear

Enclosed lawned garden and patio area

The property is approached off the lane with a lawned front garden and tarmac path leading to the side where there is a tarmac drive providing parking for 3 to 4 cars. To the rear a paved patio leads and steps lead on to an 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: Travelling along Route de Farras, from the filter with Route du Villiaze (which takes you to the cinema), take the first lane on the right into Les Nouettes and Kuching is on the first left hand bend.

Perry's ref: 28 B2

what3words: oversell.lilt. bagel

TRP: 144

LEASE

Term: 1 year minimum

Rent: £2,700 per month (Part furnished)

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



Cathy



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