



2, La Rochelle

La Rochelle, Vale Road, St Sampson's, GY2 4DN

£3,100pm

LOCAL MARKET RENTAL

This super terraced property has been newly constructed and is situated in a convenient location close to the amenities of Admiral Park.

A large open plan kitchen living room, flooded with natural light, opens out onto the rear patio and garden. The further two floors comprise of three bedrooms, a family bathroom and en-suite to the main bedroom. With a high quality of finish throughout plus two parking spaces.

School catchment: Vale Primary School / St Sampson's High School

Key facts



- Brand new development
- Open plan kitchen living area
- Three bedrooms two bathrooms
- Parking for 2 vehicles
- Enclosed rear garden and patio
- Available Immediately

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The image displays three separate floor plans for a property, likely a house with multiple levels.

- Left Plan:** This plan shows a large open area labeled "Kitchen / Living / Diner". To the right of this area is a "Utility" room, a "Wc" (water closet), and an "Entrance Hall". The "Entrance Hall" features an "UP" staircase. There is also a small kitchen area with a sink and stove in the bottom left corner.
- Middle Plan:** This plan shows two bedrooms, "Bedroom 3" and "Bedroom 2". Between the bedrooms is a set of stairs labeled "DOWN" and "UP". There are also two small bathrooms, each with a toilet and sink, located near the bedrooms.
- Right Plan:** This plan shows a single bedroom, "Bedroom 1". To the right of the bedroom is a set of stairs labeled "DOWN". There is also a small bathroom with a toilet and sink.



To arrange a viewing, call us on **236039** or email **enq@cooperbrouard.com** | **www.cooperbrouard.com** |



GROUND FLOOR

Entrance hall

6'9 x 4'9 (2m x 1.5m)

Kitchen / Lounge / Diner

41' x 15'54 (max) (12.5m x 4.7m max)

APPLIANCES

- Neff hob
- Neff double oven
- Neff dishwasher
- Extractor
- Neff fridge freezer

WC

7' x 2'8 (2.1m x 0.9m)

Utility

4'9 x 2'8 (1.5m x 0.9m)

Space for washing machine and tumble dryer

First Floor

Landing

16'1 x 5' (4.9m x 1.5m)

Bathroom

5'9 x 5' (1.8m x 1.5m)

Bedroom 3

9' x 8'8 (2.7m x 2.7m)

Bedroom 2

12'6 x 9'7 (3.8m x 3m)

SECOND FLOOR

Bedroom 1

13'5 x 11'7 (4.1m x 3.6m)

Large storage cupboard, further cupboard housing hot water cylinder

En-suite shower room

7'1 x 5'7 (2.1m x 1.7m)

EXTERNAL

The property is approached off the Vale Road onto a brick paved parking area providing one parking space to the front of the property. There is a further parking space to the rear of the property which is accessed via the Clos des Petites Maisons. Access into the rear garden via a gate from this parking area as well as the bi fold doors off the living area. The garden is laid to lawn and patio.

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

Services: Mains electricity and water, mains drainage, electric underfloor heating on the ground floor with radiators upstairs, uPVC double glazing.

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LEASE

Term: 1 year minimum

Rent: £3,100

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no smokers.

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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