



2, Cobo Views

Rue de Bouverie, Castel, GY5 7UA

£3,300pm

LOCAL MARKET RENTAL

SOLE AGENT

Built in 2023, this semi detached home forms part of a small development of three homes in the desirable parish of Castel, just a short walk from Cobo beach.

Bright and spacious throughout, the accommodation comprises three bedrooms which are serviced by two bath/shower rooms. A highlight is the beautiful open plan kitchen living space which opens out to a west facing patio and garden area.

With parking for two vehicles, this would be a super home for those looking to be based in a popular location.

School catchment: La Mare de Carteret Primary School / St Sampson's High School

Key facts



- Semi detached home
- Built in 2023
- Desirable Cobo location
- Open plan kitchen living space
- Parking for two vehicles
- Enclosed rear garden and patio area
- A lease term of 3-12 months is available
- Available Immediately

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



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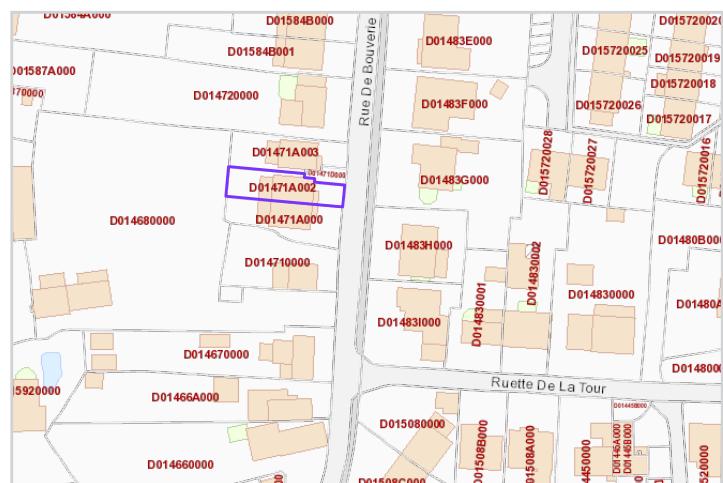
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Floorplan



GROUND FLOOR

Porch

4'9 x 3'7 (1.5m x 1.1m)

Entrance hall

14'1 x 6'9 (4.3m x 2m)

Bedroom 1

14'2 max x 9'2 (4.3m x 2.8m)

Shower room

8'2 x 4' (2.5m x 1.2m)

Kitchen/living room

18' x 14'5 (5.5m x 4.4m)

APPLIANCES

- Neff dishwasher
- Neff oven
- Neff hob
- Neff extractor
- Neff fridge freezer

Dining area

16'6 x 9'6 (5m x 2.9m)

FIRST FLOOR

Landing

7' x 3'2 (2.1m x 1m)

Bedroom 2

15'1 x 10'8 (4.6m x 3.3m)

Bedroom 3

13'2 x 11'4 (4m x 3.5m)

Bathroom

9'3 x 6'4 (2.8m)

EXTERIOR

The property is approached off the road onto a shared brick paved drive way which provides parking for two vehicles. There is a side walkway down one side of the property which leads to the West facing lawn and patio area.

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

Services: Mains electricity and water, mains drainage, under floor heating, uPVC double glazing.

Perry's ref: 15 F2

what3words: jams.marginal.puppets

TRP: 120

LEASE

Term: A lease term of 3-12 months is available

Rent: £3,300pm

Deposit: Equivalent to one and a half months rent

Available: Immediately

Restrictions: Regret no smokers, sharers and pets by negotiation

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



Jess



Charlie



Debbie



Jill