



Ground Floor Bedroom

£1,050pm

Clos Des Monts, St Peter's Valley, St. Martin, GY4 6XG

OPEN MARKET RENTAL

SOLE AGENT

A spacious ground floor bedroom in an Open Market Part D property, situated in a semi-rural position in St Martins near Catherine Best Mill. The room is available furnished or unfurnished.

Shared use of the kitchen and utility and communal lawned garden with BBQ area.

Parking for 1 car

Key facts



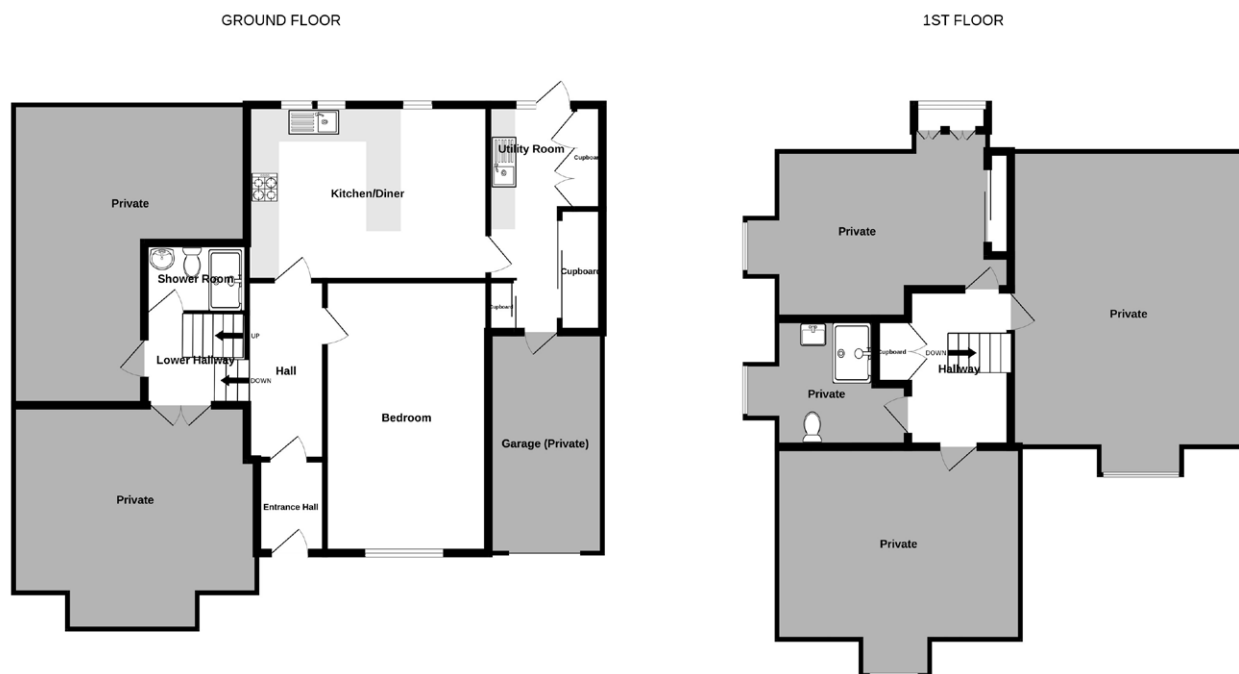
- Spacious ground floor bedroom – furnished or unfurnished
- Shower room (shared with one other)
- Communal kitchen, utility and gardens with BBQ area.
- Parking for 1 car
- Single Occupancy
- Available Immediately

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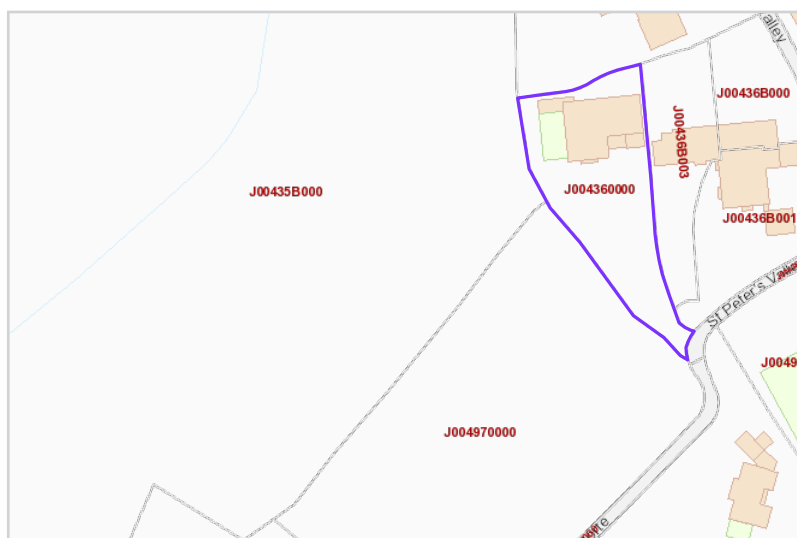


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GUERNSEY'S ESTATE AGENT

Floorplan



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Ground Floor Bedroom

18'9" x 10'8" (5.72m x 3.26m)

The communal accommodation comprises

Entrance porch

6'5" x 4'9" (2m x 1.5m)

Entrance hall

12'4" x 5'8" (3.8m x 1.7m)

Kitchen/Diner

16'7" x 12' (5m x 3.7m)

Utility

15' x 6'8" (4.6m x 2m)

Lower Hallway

10'2" x 6'8" (3.1m x 2m)

Shared Shower room

7' x 4'1" (2.1m x 1.2m)

EXTERIOR

The property is approached over a long drive to a parking area providing parking for 1 car.

There is a lawned garden at the front with BBQ area and patio area behind the kitchen/diner

Gardens to front and rear. On street parking nearby.

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

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

Finding the property: With Catherine Best Mill to your left drive down and up Steam Mill Lane and at the top of the hill turn left. Clos de Monts is the first property along on the left hand side

Perry's ref: 25 E4

LEASE

Term: 1 year

Rent: £1,050 per month (to include all bills)

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no pets

Additional costs: 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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