



Dartmoor Cottage

10 Woodlands Park, Route des Bas Courtils, St Saviours, GY7 9YE

£2,300pm

LOCAL MARKET RENTAL

SOLE AGENT

This well-presented two-bedroom detached bungalow is situated in a popular clos and features a fully fitted kitchen, along with a separate lounge and dining room.

The property benefits from a garage and off-road parking for up to three vehicles. To the rear, there is a secure patio area leading to a well-maintained lawned garden.

School catchment: La Houguette Primary School / Les Beaucamps High School

Key facts



- Two-bedroom detached bungalow
- Located in a popular clos
- Garage and parking for up to three vehicles
- Enclosed rear garden with patio
- Available Immediately

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GUERNSEY'S ESTATE AGENT

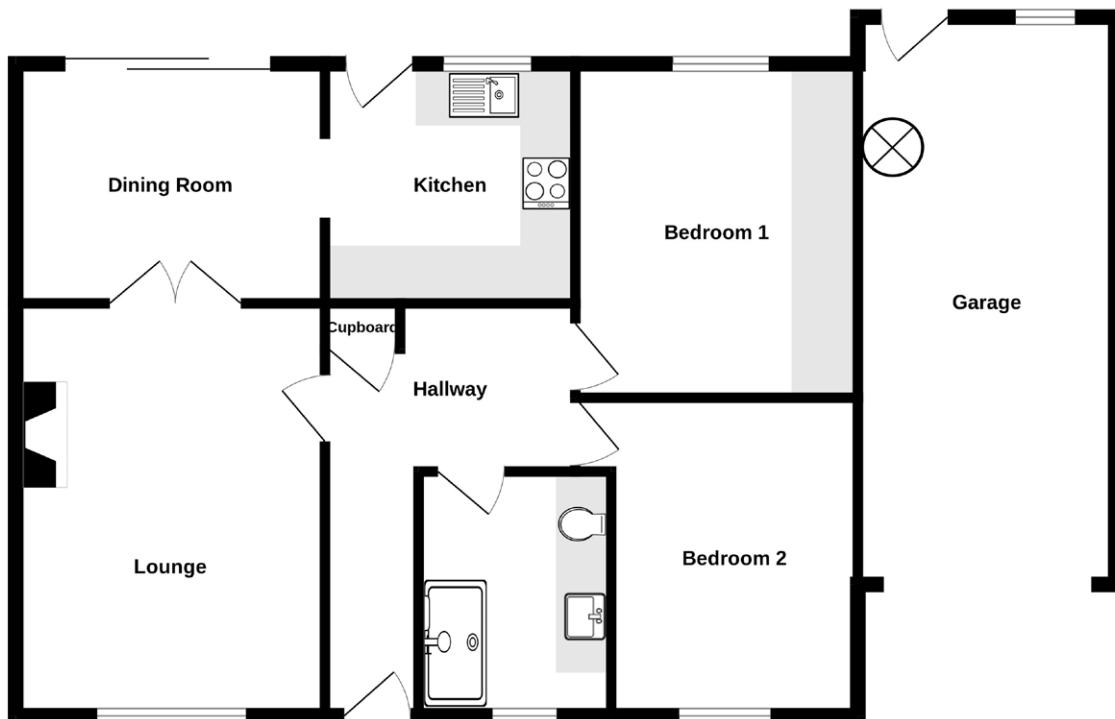








GROUND FLOOR



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Entrance hall

Lounge

15'6 x 11'8 (4.72 m x 3.56 m)

Dining Room

12'0 x 9'0 (3.66 m x 2.74 m)

Kitchen

9'5 x 8'7 (2.87 m x 2.62 m)

APPLIANCES

- Hotpoint oven
- Beko hob
- Whirlpool extractor fan
- Beko dishwasher
- Hotpoint washing machine
- Indesit fridge freezer

Shower Room

7'7 x 6'9 (2.31 m x 2.06 m)

Bedroom 1

13'3 x 10'7 (4.04 m x 3.23 m)

Bedroom 2

11'6 x 9'1 (3.51 m x 2.77 m)

Garage

18'6 x 9'8 (5.64 m x 2.95 m)

APPLIANCES

- Hotpoint tumble dryer

EXTERNAL

The entrance to the clos is situated directly opposite The Farmhouse Hotel. The property itself is located on the left-hand side of the clos and is the tenth house along. To the front, there is a garage along with off-road parking for up to three vehicles. At the rear, the property benefits from a secure patio area and a lawned garden.

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

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

Perry's ref: 22D5

what3words: smirking.uncovering.tucking

LEASE

Term: 1 year minimum

Rent: £2,300pm

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no smokers or sharers

Additional costs: Utilities bills ie electricity & telephone. Insurance on personal possessions.

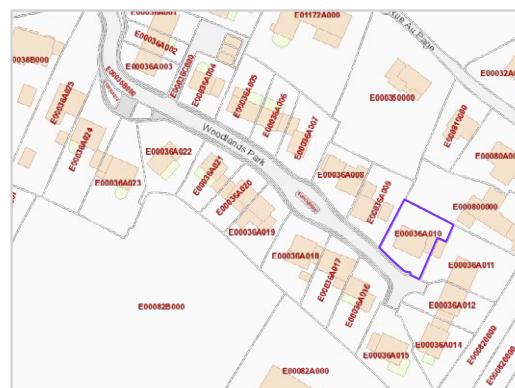
Personal References: From two professional people over 21 years of age, unrelated to the prospective tenant and who have known the prospective tenant for at least three years and can vouch for the prospective tenant's good character and suitability as a tenant.

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.



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CONTACT OUR RENTALS TEAM



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