



La Porte Cottage

La Grande Lande, St Saviours, GY7 9YZ

£2,000pm

LOCAL MARKET RENTAL

SOLE AGENT

A charming semi-detached 1 bed roomed country cottage that has recently been upgraded and provides comfortable and spacious living accommodation.

Externally there is parking for 2 cars and a very private south-west facing garden.

Fully furnished. Available mid January. Regret no smokers, sharers or pets

Key facts



- Charming 1 bed cottage
- New kitchen
- Conservatory, lounge and dining room
- Private garden and parking 2 cars
- Regret no smokers, sharers or pets

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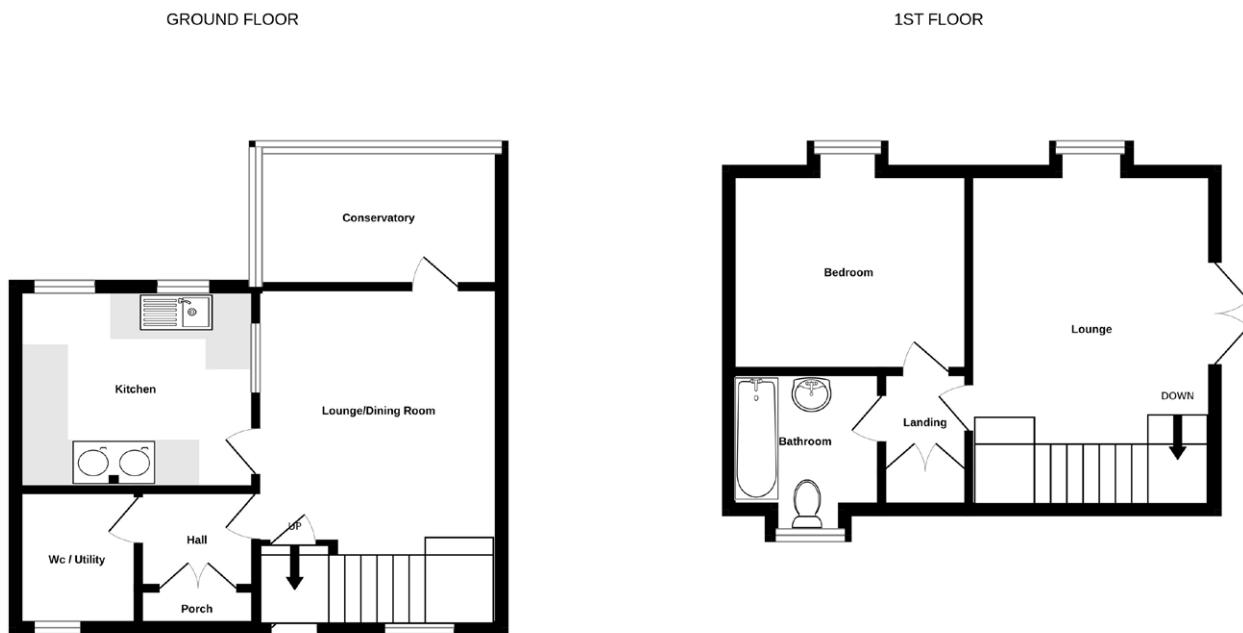
LOCAL MARKET RENTAL | SOLE AGENT



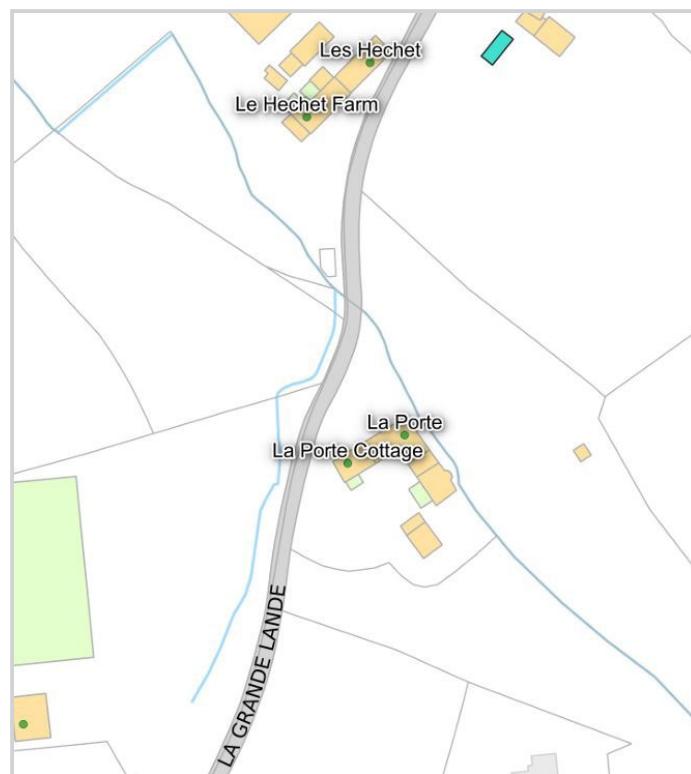
To arrange a viewing, call us on **236039** or email enq@cooperbrouard.com | www.cooperbrouard.com |



Floorplan



Made with Metropix ©2025



Mapping / Aerial Photography Copyright © States of Guernsey 2025

GROUND FLOOR

Entrance porch

3'6 x 3'3 (1.1m x 1m)

Lounge /Dining room

15'10 x 10' (4.8m x 3.1m)

Conservatory

12'7 x 8'7 (3.9m x 2.7m)

Kitchen

10' x 9'5 (3.1m x 2.9m)

Inner Hall

6'2 x 4'4 (1.9m x 1.3m)

WC / Utility

5'3 x 4'6 (1.6m x 1.4m)

FIRST FLOOR

Lounge

11'6 x 10'6 (3.5m x 3.2m)

Inner lobby

2'8 x 2'8 (.6m x .6m)

Bedroom

10'5 x 9'6 (3.2m 2.9m)

Bathroom

6'3 x 4'9 (1.9m 1.5m)

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

Services: Mains electricity, water and Cesspit. Central heating is from electric powered immersion heater. Single glazed wooden windows.

Finding the property: Travelling along Les Prevots road towards St Saviours Church, turn right into La Grande Lande and the property is in the dip on the right hand side (just before Les Heches farm).

Perry's ref: 22 A2

what3words: bankers.battering. obssesively

TRP: 101

LEASE

Term: 1 year minimum

Rent: £2,000

Deposit: Equivalent of 1½ month's rent

Available: Mid January 2026

Restrictions: Regret no smokers, sharers or pets.

Additional costs: Utility bills i.e. electricity & telephone. Costs of cesspit and water services shared with neighbouring property, with 1/3 payable by cottage tenant.

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



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