



# 52A Mount Row

# £2,800pm

St Peter Port GY1 1NT

LOCAL MARKET RENTAL

SOLE AGENT

An immaculate and stylish semi detached home ideally situated on the outskirts of St Peter Port whilst still close to amenities offering parking for 1 car, with excellent on-street parking nearby.

Built in 2016 this property has been tastefully decorated and designed with a lovely kitchen/living room with open aspect over the garden and is arranged over two floors with a large loft space providing excellent storage

School catchment: Vauvert Primary School / Les Varendes High School

## Key facts



- Immaculate stylish home
- Bright and spacious throughout
- Lawned garden and parking for one car, with excellent on-street parking nearby.
- Outskirts of St Peter Port, close to amenities
- Available Immediately

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GUERNSEY'S ESTATE AGENT







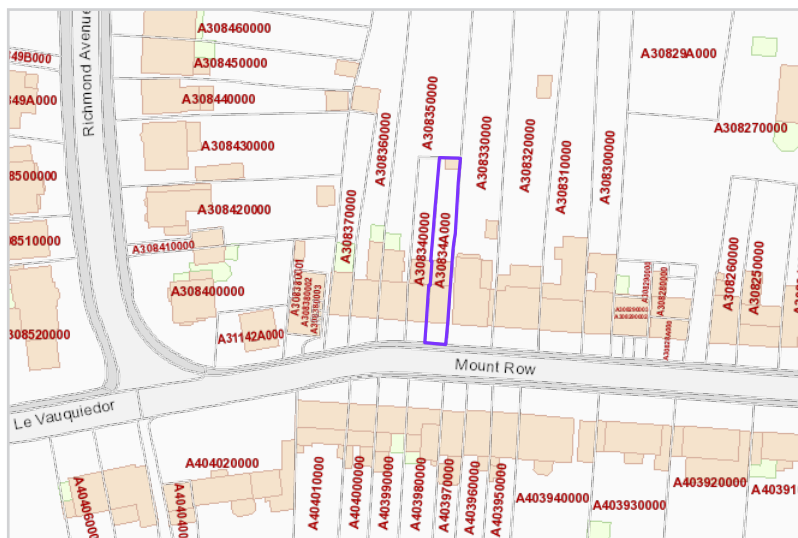




# Floorplan



GROUND FLOOR



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## Entrance hall

14'3 x 6'9 (4.34m x 2.06m)

Under stairs cupboard housing the hot water cylinder and electric boiler. Cupboard housing electric meters.

## Kitchen

13'4 x 9'4 (4.06m x 2.85m)

### APPLIANCES

- Haier washing machine
- Bosch integrated dishwasher
- Caple hob
- Neff extractor fan
- Caple oven
- Caple microwave
- Caple integrated fridge and freezer

## Living room

16'2 x 13'4 (4.93m x 4.06m)

Electric Velux rooflights.

## Study

9'4 x 7' (2.85m x 2.13m)

## Separate WC

6'4 x 3'8 (1.93m x 1.12m)

## FIRST FLOOR

## Landing

6'2 x 4'3 (1.88m x 1.30m)

## Bedroom 1

13'4 x 9'6 (4.06m x 2.90m)

## Bedroom 2

13'4 x 7'9 (4.06m x 2.36m)

Hatch to large loft space.

## Bathroom

7' x 6' (2.13m x 1.83m)

## EXTERIOR

The property is approached over a brick paved drive providing parking for two small vehicles.

To the rear is a lovely enclosed garden bounded by mature hedges and fencing with a timber garden shed to the far end.

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

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

**Finding the property:** travelling along Le Vauquiedor towards Town, travel past Richmond Avenue and 52a is the end of the first row of terraced houses on the left with a red front door.

**Perry's ref:** Town B10

**what3words:** petites.workroom. recurrent

## LEASE

**Term:** 1 year minimum

**Rent:** £2,800

**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.

## CONTACT OUR RENTALS TEAM



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