



Fleuri Coteau

Ruette des Jehans, Torteval, GY8 0RJ

£3,400pm

LOCAL MARKET RENTAL

SOLE AGENT

The property is a well-presented bungalow set on a large plot in a quiet rural lane, overlooking fields to the rear.

It features a fabulous greenhouse with ample space for entertaining throughout the year. The beautifully kept south and west facing gardens, generous parking, shed, and large workshop further enhance this charming home.

School catchment: La Houguette Primary / Les Beaucamps High school

Key facts



- Well-presented bungalow on a large plot in a quiet rural lane.
- Fabulous greenhouse with ample space for year-round entertaining.
- Beautifully kept south and west facing gardens.
- Generous parking, plus a shed and large workshop.
- Fully furnished
- Available immediately

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GUERNSEY'S ESTATE AGENT

Fleuri Coteau | £3,400pm

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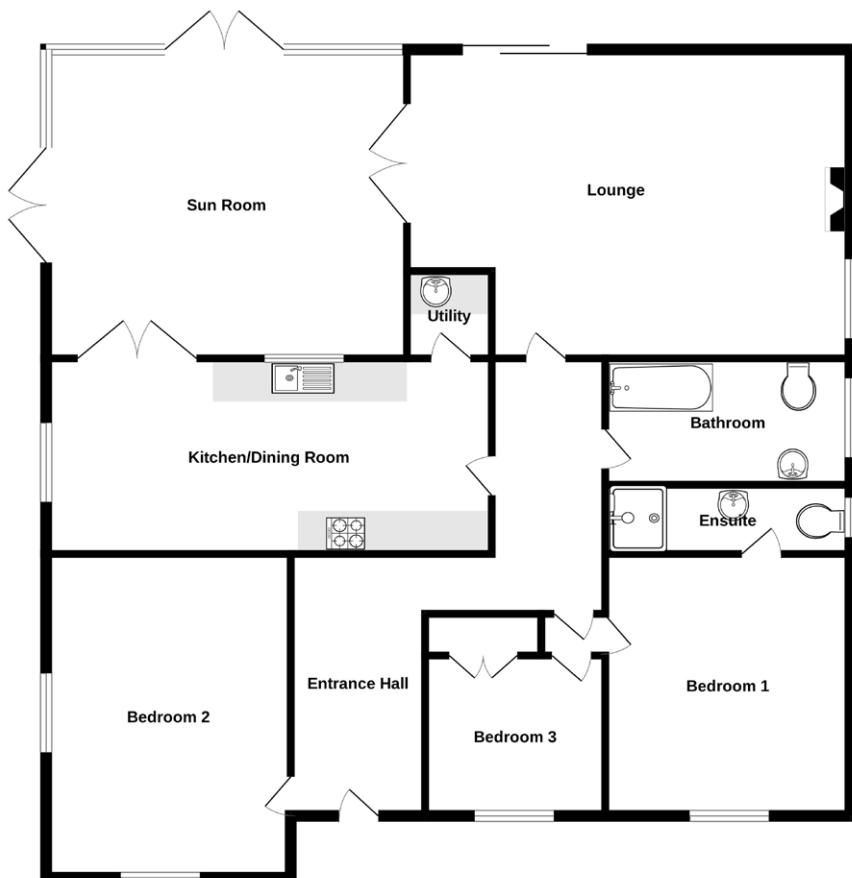


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Floorplan

GROUND FLOOR



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Entrance Hall

Lounge

20'3 x 17'9 (6.17 x 5.41 m)

Sun Room

18'0 x 15'6 (5.49 x 4.72 m)

Kitchen / Dining Room

22'6 x 9'9 (6.86 x 2.97 m)

APPLIANCES

- Neff double oven
- Neff hob
- Neff extractor fan
- Tower microwave
- Neff fridge / freezer
- Hotpoint dishwasher

Utility

6'4 x 5'7 (1.93 x 1.70 m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint freezer

Bedroom 1

12'8 x 11'8 (3.86 x 3.56 m)

Ensuite

8'7 x 4'0 (2.62 x 1.22 m)

Bedroom 2

14'0 x 12'2 (4.27 x 3.71 m)

Bedroom 3

10'8 x 9'3 (3.25 x 2.82 m)

Bathroom

8'6 x 6'5 (2.59 x 1.96 m)

EXTERNAL

When driving down Rue Du Planel with the airport runway on your right, turn left onto Ruette Des Jehans. The property is the third on the left, which is approached via a tarmac driveway, providing ample parking, with a timber gate giving access to the rear garden. The front garden is attractively lawned, while to the right of the property there is a gravel area housing a timber shed and oil tank.

The greenhouse and workshop are a standout feature of the property. The first section of the greenhouse is fitted with work benches and has an electricity supply, while the second, larger section includes a paved area, making it ideal for year-round entertaining. Double doors from the greenhouse open directly onto the rear garden. Appliances included are a Hotpoint freezer, and Beko freezer.

The rear garden is beautifully maintained, featuring a lawn, patio area, and a sunken garden. A secondary gravel drive provides additional parking and access to the lane, making the outdoor space both practical and enjoyable.

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

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

Perry's ref: 27E3

what3words: stylings.fleets. scary

LEASE

Term: 1 year minimum

Rent: £3,400

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no smokers or sharers. Pets may be considered at the discretion of the landlord.

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

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These particulars are supplied on the understanding all negotiations are conducted through this office.
We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.

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