



# 2 The Orchard

Rue du Friquet, Castel, GY5 7SS

£3,850pm

LOCAL MARKET RENTAL

SOLE AGENT

The property forms part of a stunning development, completed to an exceptionally high standard throughout, with excellent attention to detail.

Situated in a highly convenient location, the home offers three well-proportioned bedrooms and three contemporary bath / shower rooms, providing both comfort and practicality. Externally, the property benefits from parking for two cars with EV charging point, an enclosed west facing rear garden and a private patio area.

School catchment: La Mare de Carteret Primary School / St Sampson High School

## Key facts



- Part of a brand-new development finished to an exceptionally high standard
- Situated in a convenient location
- Three well-proportioned bedrooms and three modern, contemporary bath / shower rooms.
- Parking for two cars with EV charging point, plus an enclosed rear garden and private patio area
- Available immediately

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To arrange a viewing, call us on **236039** or email [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com) | [www.cooperbrouard.com](http://www.cooperbrouard.com) |

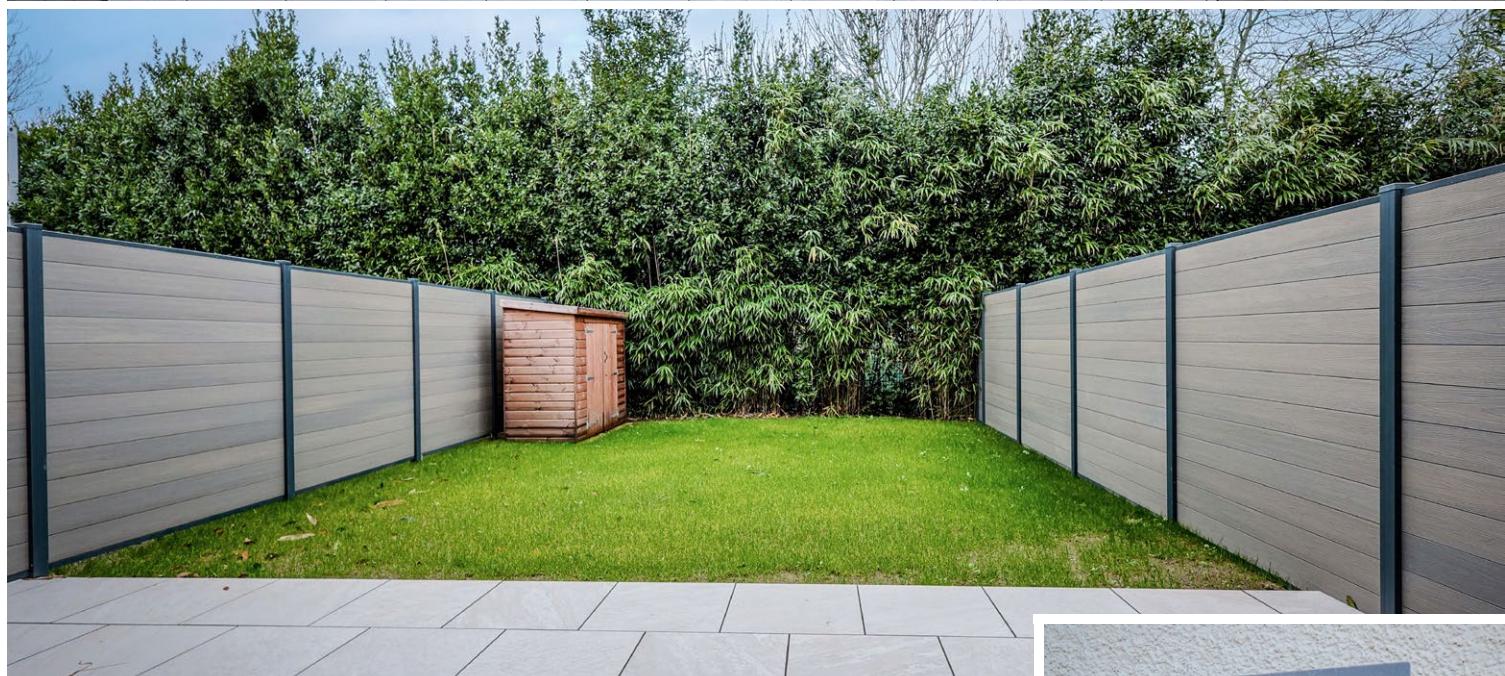
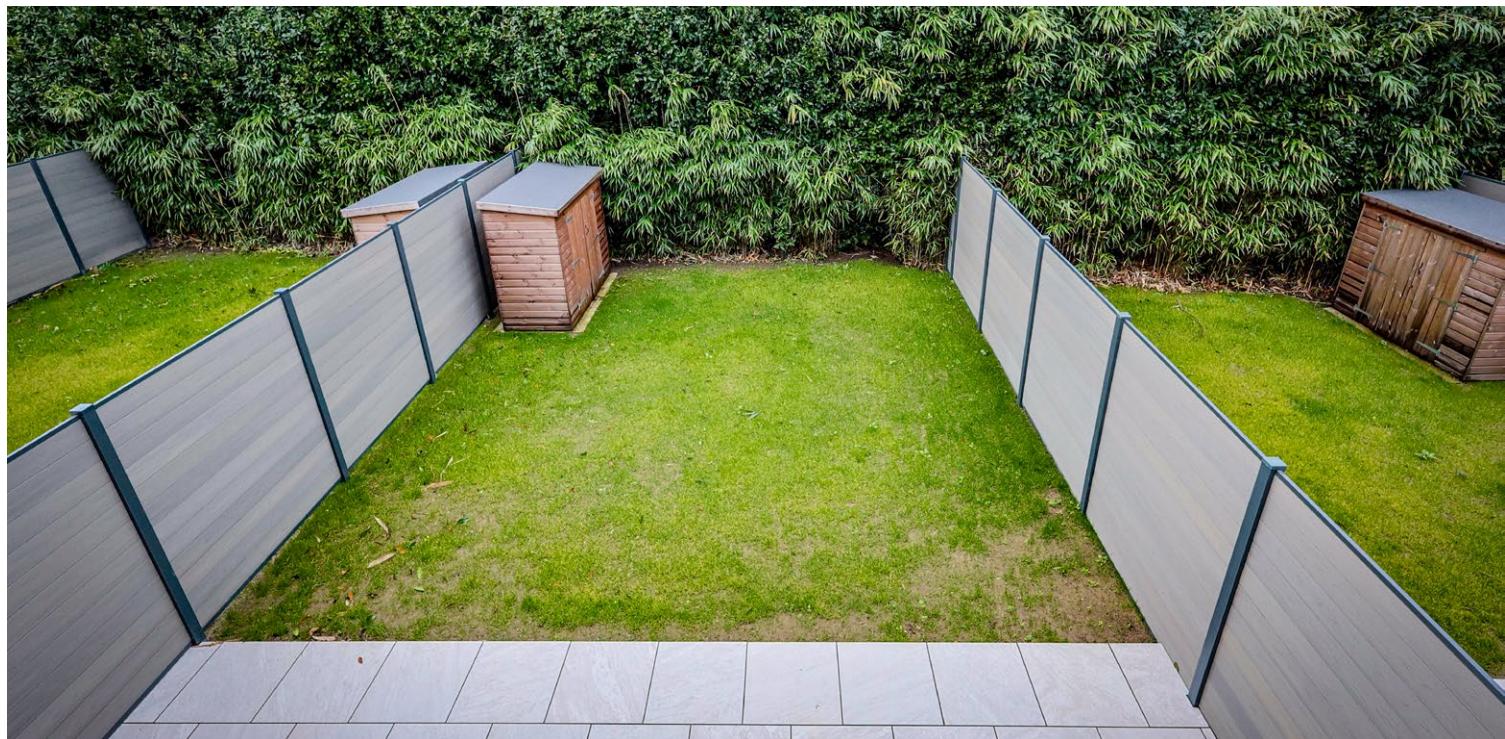






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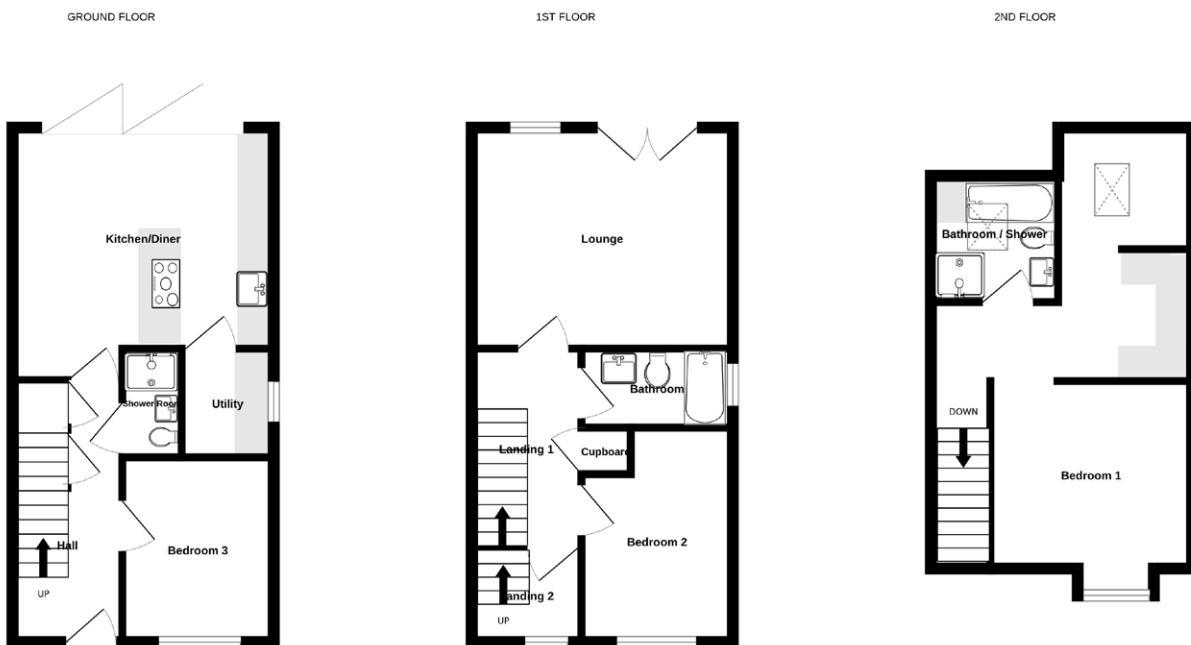
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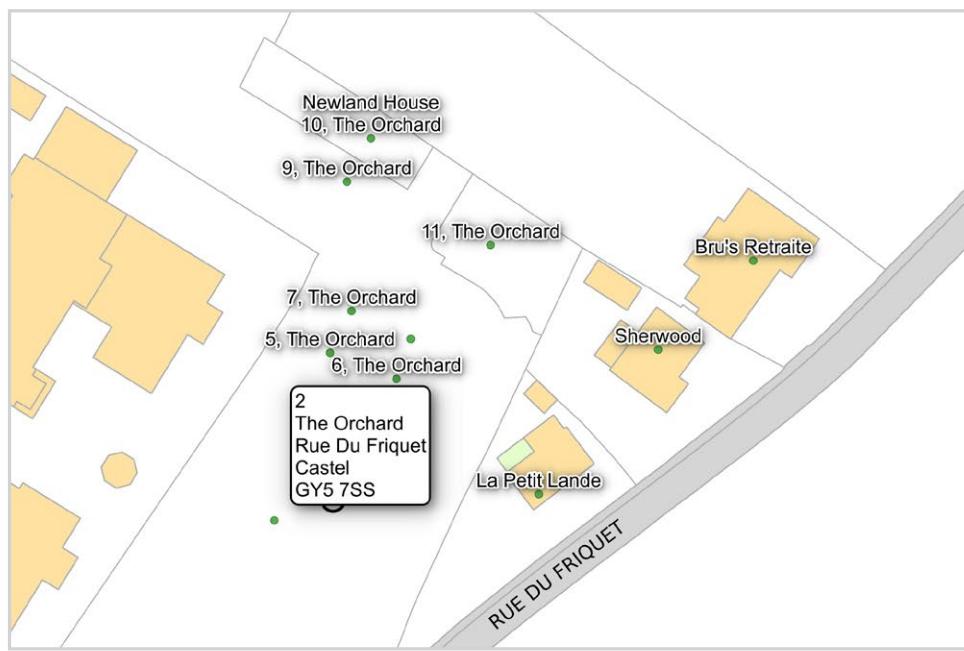
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Floorplan



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## GROUND FLOOR

## Entrance Hall

19'5 x 3'5 (5.92m x 1.04m)

## Kitchen / Diner

17'7 x 15'7 (5.36m x 4.75m)

## APPLIANCES

- Neff oven
- Neff microwave/combi oven
- Bora hob
- Neff dishwasher
- Neff fridge freezer

## Utility Room

7'3 x 5'3 (2.21m x 1.60m)

## Shower Room

7'4 x 4'7 (2.24m x 1.40m)

## Bedroom 3

10'6 x 12'8 (3.20m x 3.86m)

## FIRST FLOOR

## Landing

20'4 x 3'5 (6.20m x 1.04m)

## Lounge

17'8 x 13'10 (5.38m x 4.22m)

## Shower Room

10'4 x 4'8 (3.15m x 1.42m)

## Bedroom 2

10'4 x 14'5 (3.15m x 4.39m)

## SECOND FLOOR

## Bedroom 1

14'5 x 15'9 (4.39m x 4.80m)

## Bath / Shower Room

7'9 x 7'9 (2.36m x 2.36m)

## Dressing Room

17'4 x 9'0 (5.28m x 2.74m)

## EXTERNAL

The entrance is situated almost directly opposite Le Friquet Garden Centre. When exiting Le Friquet Garden Centre, turn left and just after the bend before the traffic lights, the development can be found on the right-hand side. The property itself is located on the left-hand side of the development. To the front there is parking for two cars with an EV charging point, to the rear the property benefits from an enclosed west facing garden and a private patio area.

**Price to include:** Fitted carpets, light fittings and appliances as listed. Blinds and window coverings are due to be installed shortly.

**Services:** Mains electricity and water, electric underfloor heating on the ground floor, wet system, radiators on the 1st and 2nd floors, mains drainage, uPVC double glazing..

**Perry's ref:** 16A3

**what3words:** freckles.skincare.

cooperation

## LEASE

**Term:** 1 year minimum

**Rent:** £3,850pm

**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 driver's licence and last three utilities bills.

**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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Debbie



Jill