

2, Cobo Views

Rue de Bouverie, Castel, GY5 7UA

£895,000

LOCAL MARKET

SOLE AGENT

Built in 2023, this semi detached home forms part of a small development of three homes in the desirable parish of Castel, just a short walk from Cobo beach.

Bright and spacious throughout, the accommodation comprises three bedrooms which are serviced by two bath/shower rooms. A highlight is the beautiful open plan kitchen living space which opens out to a west facing patio and garden area.

Please note, this property is suitable for investors only – tenancy in place until Spring 2027.

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

Key facts



- Semi detached home
- Built in 2023
- Investment opportunity
- Desirable Cobo location
- Open plan kitchen living space
- Parking for two vehicles
- Enclosed rear garden and patio area

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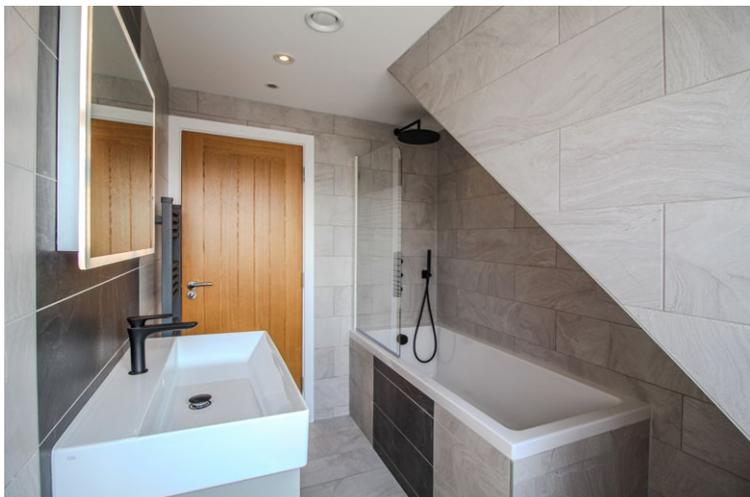


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GUERNSEY'S ESTATE AGENT



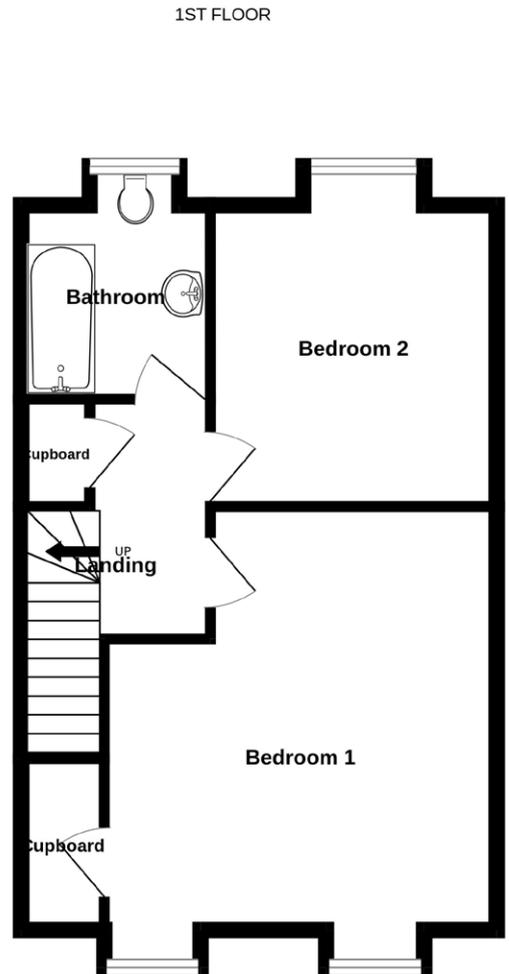
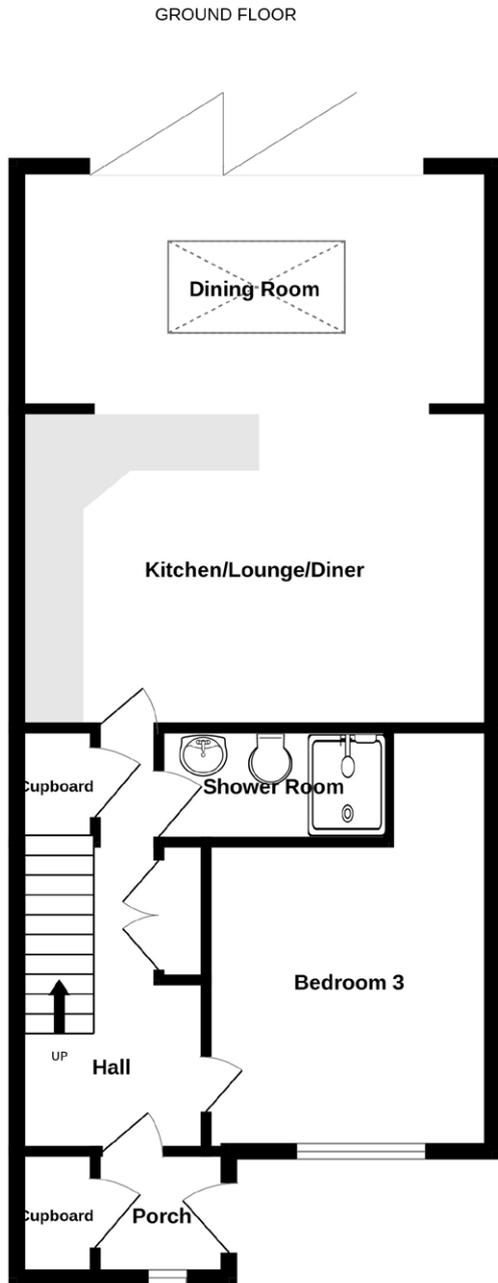








Floorplan



GROUND FLOOR

Porch

4'9 x 3'7 (1.5m x 1.1m)

Entrance hall

14'1 x 6'9 (4.3m x 2m)

Bedroom 1

14'2 max x 9'2 (4.3m x 2.8m)

Shower room

8'2 x 4' (2.5m x 1.2m)

Kitchen/living room

18' x 14'5 (5.5m x 4.4m)

APPLIANCES

- Neff dishwasher
- Neff oven
- Neff hob
- Neff extractor
- Neff fridge freezer

Dining area

16'6 x 9'6 (5m x 2.9m)

FIRST FLOOR

Landing

7' x 3'2 (2.1m x 1m)

Bedroom 2

15'1 x 10'8 (4.6m x 3.3m)

Bedroom 3

13'2 x 11'4 (4m x 3.5m)

Bathroom

9'3 x 6'4 (2.8m)

EXTERIOR

The property is approached off the road onto a shared brick paved drive way which provides parking for two vehicles. There is a side walkway down one side of the property which leads to the West facing lawn and patio area.

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

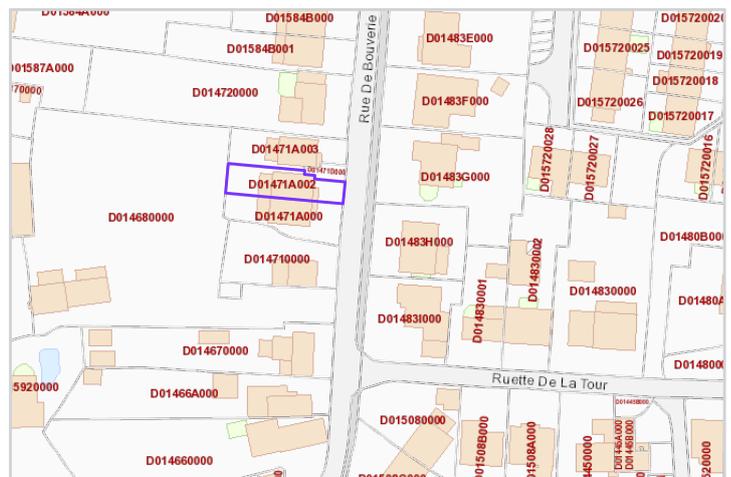
Services: Mains electricity and water, mains drainage, under floor heating, uPVC double glazing.

Perry's ref: 15 F2

what3words: jams.marginal.puppets

TRP: 120

Estimated rental: £2,950 pcm.



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CONTACT OUR LOCAL MARKET TEAM



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