



# Lavant House

£3,500pm

Elm Grove, St Peter Port, GY8 1XE

OPEN MARKET RENTAL

A 4 bedroomed terraced town house located a short stroll from St Peter Port's shops, parks and leisure centre.

The bright accommodation includes a lounge/diner, split-level kitchen/breakfast room, utility and 2 bathrooms.

At the rear is a low maintenance south west facing patio and single garage.

School catchment: Amherst primary school and St Sampsons high school

## Key facts



- Terraced family home
- 4 bedrooms (one ensuite)
- Single garage and low maintenance patio
- Convenient location
- Available immediately

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GUERNSEY'S ESTATE AGENT

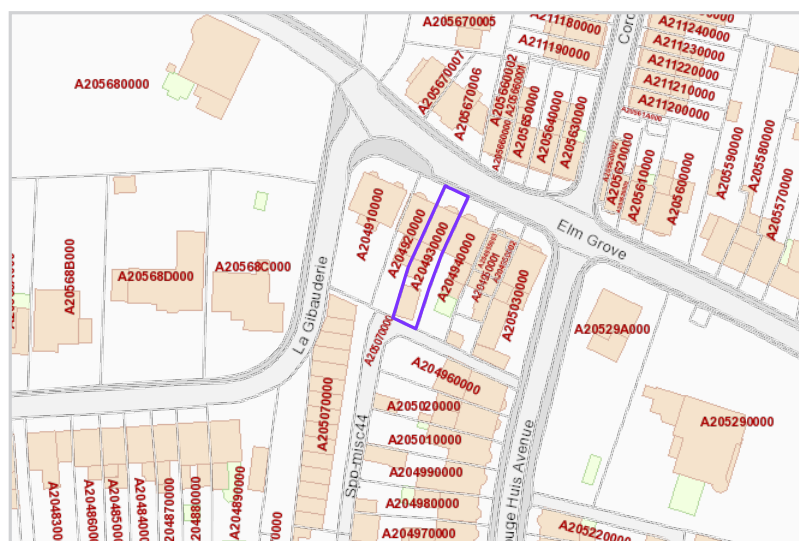








# Floorplan



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## GROUND FLOOR

Entrance lobby

5'4 x 4'6 91.6m x 1.4m)

Entrance hall

19'11 x 5'9 (6m x 1.8m)

Lounge/ diner

17'5 x 12'2 (5.3m x 3.7m)

WC

7'2 x 2'5 (2.2m x 0.8m)

Kitchen breakfast room

22'2 x 10'6 (6.7m x 3.2m)

### APPLIANCES

- Miele fridge
- Stateman freezer
- Baumatic microwave
- Cooke & Lewis oven and hob

Utility

6'3 x 5'1 (1.9m x 1.6m)

### APPLIANCES

- Bosch washing machine
- Blomberg tumble dryer

## FIRST FLOOR

Landing

16'8 x 5'9 (5m x 1.8m)

En-suite shower room

8'3 x 5'5 (2.5m x 1.7m)

Bedroom 1

12'3 x 9'9 (3.7m x 3m)

Bedroom 4

12'2 x 9'7 (3.7m x 3m)

Inner hall

4'7 x 3'5 (1.4m x 1m)

Bathroom

9'8 x 8'11 (3m x 2.7m)

## Second Floor

Landing

13'3 x 5'9 (4.1m x 1.8m)

Bedroom 2

14'1 x 11'8 (4.3m x 3.6m)

Bedroom 3

11'7 x 9'8 (3.6m x 3m)

## EXTERIOR

The front of the property is approached off Elm Grove via a small paved fore garden. To the rear of the property is an enclosed low maintenance courtyard. The garage (20'3 x 11'3 / 6.2m x 3.4m), located at the rear of the property, is accessed off a private driveway from Rouge Huis Avenue of which Lavant House has right of way.

### Price to include:

Fitted carpets, curtains, light fittings and appliances as listed.

### Services:

Mains electricity, water and drainage. Oil central heating. uPVC double glazing.

### Finding the property:

Standing in front of La Collette Hotel, Lavant House is located diagonally across the road.

**Perry's ref:** 3 F4

### what3words:

motions.perimeter.airtime

**TRP:** 221

## LEASE

**Term:** 1 year minimum

**Rent:** £3500 per month

**Deposit:** Equivalent of 1½ month's rent

### Available:

Immediately

**Restrictions:** Regret no smokers or sharers. Pets at landlords discretion.

### Additional costs:

Utilities bills ie electricity, water, telephone and Parish Occupiers/Refuse Rates. Insurance on personal possessions. TRP

### 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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