



## 2 Chapelle du Vallon

Pre de la Bellee, Torteval, GY8 0NB

## £2,600pm

LOCAL MARKET RENTAL

SOLE AGENT

This super duplex apartment offers three bedrooms (one ensuite) and a lovely bright kitchen/living room with vaulted ceiling and lovely outlook through the arched windows of the valley opposite.

A lovely bright low maintenance home with two parking spaces and one shared visitor space.

School catchment: La Houquette Primary, Les Beaucamps High School.

### Key facts



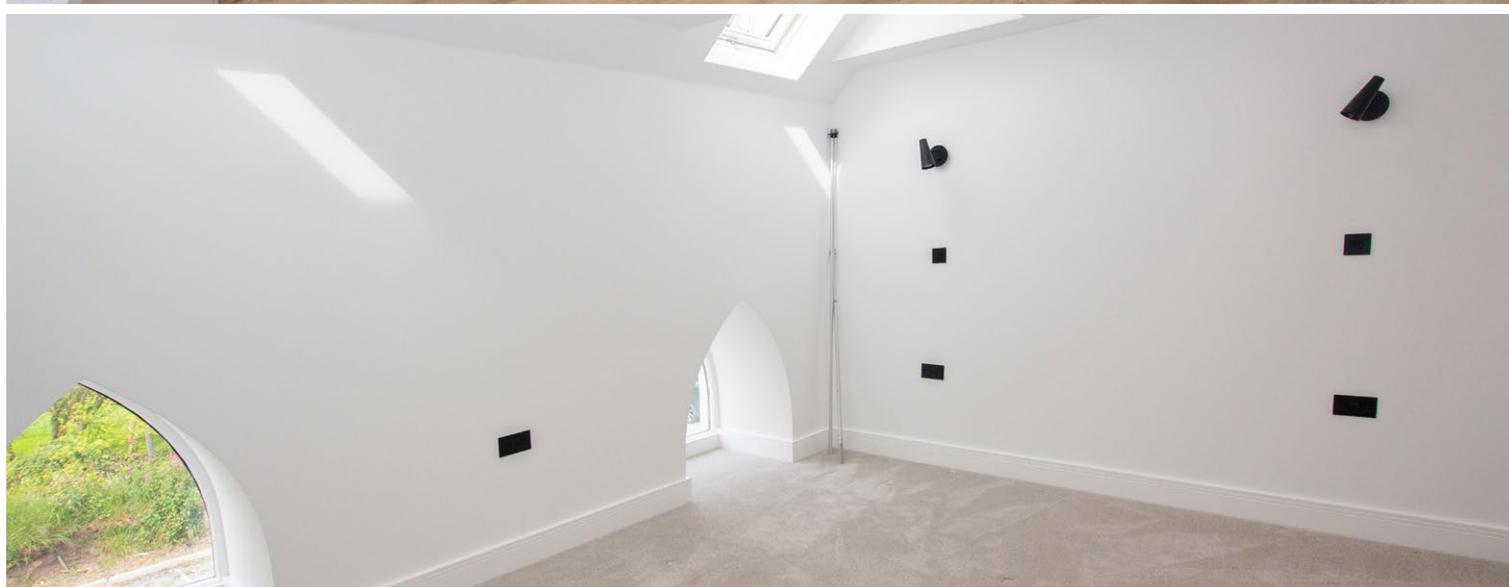
- 3 bedroom duplex apartment
- Light and bright accommodation
- Kitchen/living room with vaulted ceiling.
- Rural location
- Two parking spaces and one shared visitor space

t 01481 236039  
e [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
w [cooperbrouard.com](http://cooperbrouard.com)



 cooper  
brouard

GUERNSEY'S ESTATE AGENT





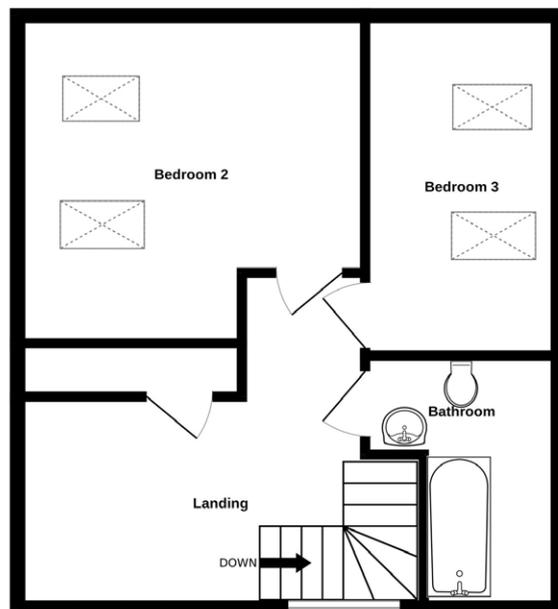


# Floorplan

1ST FLOOR



2ND FLOOR



Made with Metropix ©2024



Mapping / Aerial Photography Copyright (C) States of Guernsey 2024

## First Floor Landing

10'3 x 10 max (3.1m x 3.1m)

## Bedroom 1

13'1 x 13'2 (4m x 4m)

## En Suite Bathroom

10'2 x 4'9 (3.1m x 1.5m)

## Separate wc

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

## Kitchen/living room

24'3 x 15'4 max, 10'3 min (7.4m x 4.7m )

### APPLIANCES

- Samsung oven and hob
- Samsung microwave
- Samsung extractor
- Candy fridge/freezer
- Candy washing machine
- Candy dishwasher

## SECOND FLOOR

## Bedroom 2

13'1 x 9'9 (4m x 3m)

## Bedroom 3

13' x 7'4 (4m x 2.2m)

## Bathroom

11'4 x 4'6 (3.5m x 1.4m)

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

**Services:** Mains electricity and water. Cesspit drainage (shared) electric central heating, double glazing.

**Finding the property:** Turn off Route de Pleinmont and pass Torteval Church on your left. Take next left and 100 yards along on right hand side is Chapelle du Vallon. No 2 has it's door to the right of the front porch.

**Perry's ref:** 26 D2

**what3words:** lives.magistrates.bruisers

**TRP:** 129

## LEASE

**Term:** 1 year minimum

**Rent:** £2,600pm

**Deposit:** Equivalent of 1 ½ months rent

**Available:** Mid May 2026

**Restrictions:** Regret no smokers or pets. Sharers at consideration of the landlord.

**Additional costs:** Utilities bills ie electricity, water, telephone and Parish Occupiers/Refuse Rates. 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



Charlie



Debbie



Jill