



Les Ecrilleurs

Rue des Rocques, Torteval, GY8 0LZ

£4,200pm

LOCAL MARKET RENTAL

SOLE AGENT

A smart well presented 5 bedroom home located in quiet country lanes close to Torteval Church.

The rooms are bright and spacious and include a lovely kitchen open to a dining area with vaulted ceiling and access to the rear garden. A second dining area is located in the sitting room.

Externally there is an enclosed south-west facing rear garden, a single garage and ample parking.

Key facts



- A lovely furnished 5 bedroom detached home
- Quiet rural location
- Spacious and bright rooms
- Good garden, single garage and ample parking
- Regret no smokers or sharers. Pets by negotiation

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GUERNSEY'S ESTATE AGENT





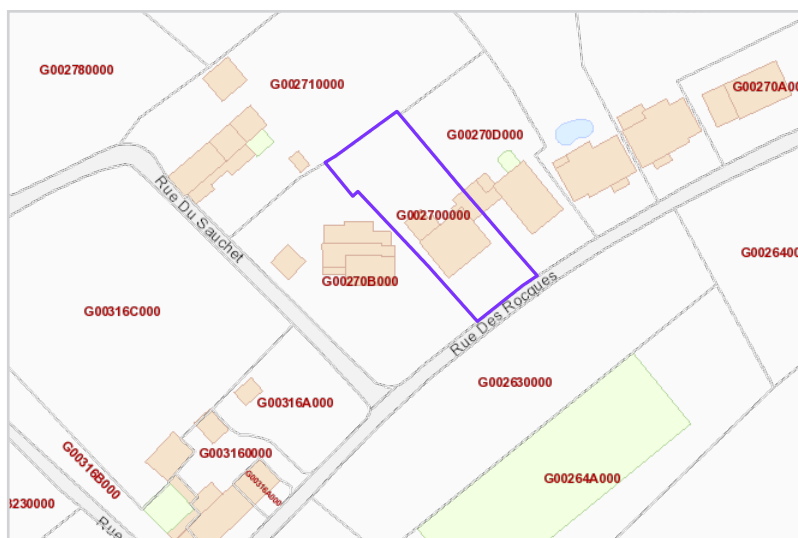
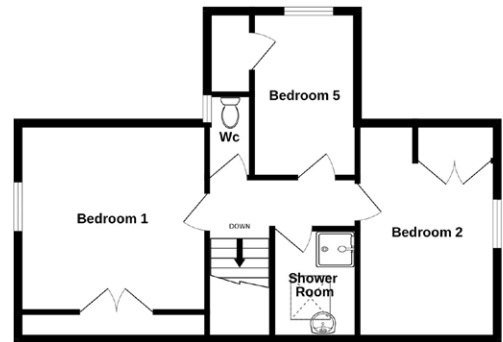
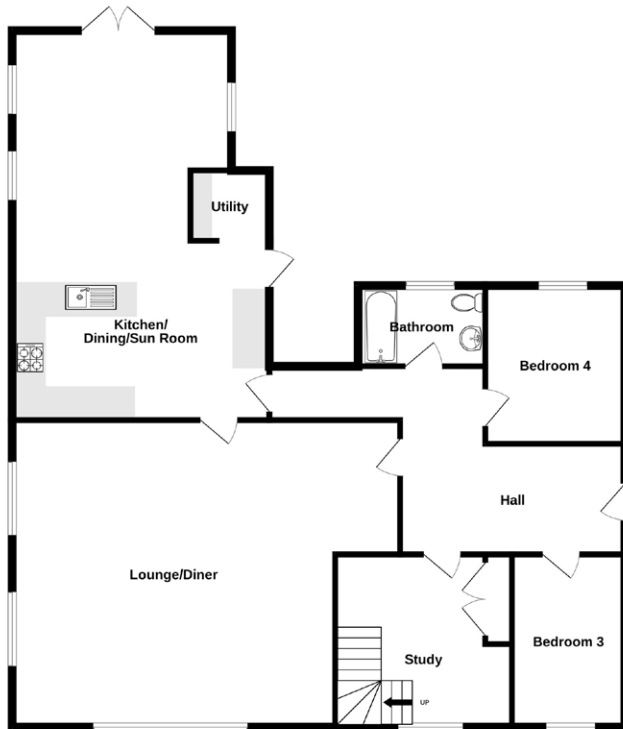








Floorplan



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GROUND FLOOR

Kitchen/dining/
sun room

26'5 x 14'5 (8m x 4.4m)

APPLIANCES

- Neff oven
- Neff induction hob
- Neff extractor fan
- Neff dishwasher
- Russell Hobbs microwave

Utility room

APPLIANCES

- Electrolux freezer chest
- Indesit washing machine

Lounge/diner

21'9 x 20'9 x (6.6m x 6.3m)

Study

12' x 11'8 (3.7m x 3.6m)

Bedroom 3

12' x 7'8 (3.7m x 2.4m)

Bedroom 4

10'9 x 9'9 (3.3m x 3m)

Shower room

9'4 x 5'4 (2.9m x 1.6m)

SECOND FLOOR

Bedroom 1

12'9 x 10'3 (3.9m x 3.1m)

Bedroom 2

11'2 x 10'8 (3.4m x 3.3m)

Bedroom 5

12'9 x 7'5 (3.9m x 2.3m)

Shower room

Separate wc

EXTERIOR

Front: The property is approached over a smart paved driveway providing parking for several cars and access to the garage. Area of lawn and shrubbery border.

Rear: Patio area located directly behind the property opening onto a good-sized south-west facing lawned garden with mature hedge and fence boundaries. Beyond the rear hedge there is a further hidden garden with domestic greenhouse

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

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

Finding the property: With Torteval church on your left-hand side drive up the road past the turning on the left to La Belle and take the third lane on the right. At the junction with Rue des Rocques, turn left and this property is 2nd along on the left-hand side.

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what3words: crickets. inflecting.exulted

TRP: 237

LEASE

Term: 1 year minimum

Rent: £4,200

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no smokers or sharers. Pets by negotiation

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



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