



8, Grange Mews

£3,200pm

La Grange, St Peter Port, GY1 1RQ

LOCAL MARKET RENTAL

SOLE AGENT

8 Grange Mews forms part of a brand new development in the heart of St Peter Port.

Stylishly presented throughout with top of the range fixtures and finishes, the accommodation spans three floors and comprises of a large open plan kitchen living area, with WC and utility space on the ground floor, two bedrooms serviced by a bathroom on the first floor and the main bedroom with en-suite forming the second floor.

With two allocated parking spaces and a private courtyard, as well as being positioned in immaculate communal grounds, viewing is highly recommended to appreciate all on offer.

School catchment: Vauvert Primary School & Les Varendes Secondary

Key facts



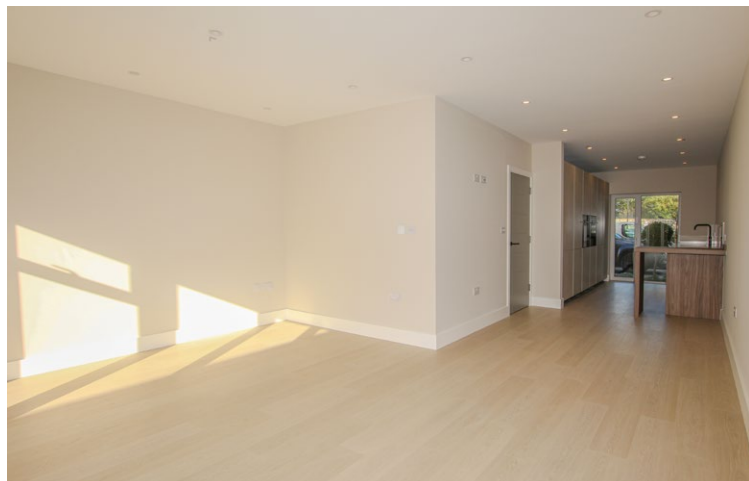
- Forming part of a brand new development
- Convenient St Peter Port location
- Recently built by well regarded local developer
- Available early August 2026
- 2 allocated parking spaces

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



 cooper
brouard

GUERNSEY'S ESTATE AGENT



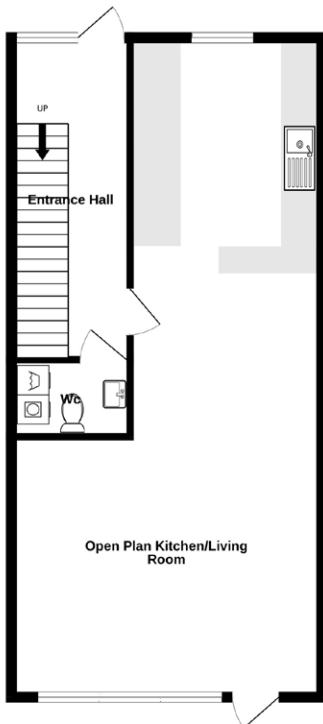




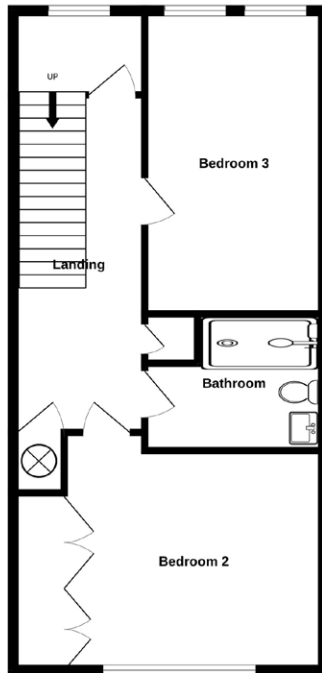


Floorplan

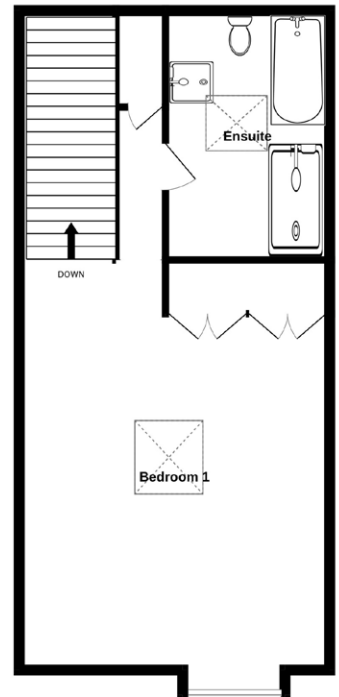
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Made with Metropix ©2024

GROUND FLOOR

Entrance hall

14'6 x 6'4 (4.5m x 1.9m)

Open plan kitchen/living room

35'6 x 15'2 x 12' (10m x 4.6m x 3.7m)

APPLIANCES

- Neff ovens (x2)
- Neff fridge
- Neff freezer,
- Neff dishwasher
- Bora hob with down draft extractor

Separate wc

4'6 x 4'2 (1.4m x 1.3m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

FIRST FLOOR

Landing

13'9 x 6'3 (4.2m x 1.9m)

Bedroom 2

13'3 x 11'8 (4.1m x 3.6m)

Bathroom

7'7 x 7'7 (2.3m x 2.3m)

Bedroom 3

14'9 x 8'4 (4.5m x 2.6m)

Secondary hallway

7'1 x 6'4 (2.1m x 1.9m)

SECOND FLOOR

Bedroom 1

18'4 into dormer x 15'2 (5.6m x 4.6m)

Ensuite bathroom

10'8 x 7'4 (3.3m x 2.2m)

External

The property benefits from two allocated parking spaces and has a private courtyard complete with shed forming part of the offering.

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

Services: Mains electricity and water, mains drainage, electric underfloor heating and electric radiator central heating, uPVC double glazing.

Perry's ref: F7

what3words: scram.enhanced.dovetail

LEASE

Term: 2 year minimum

Rent: £3,200 per month

Deposit: Equivalent to 1½ month's rent

Available: Early August 2026

Restrictions: Strictly no smokers or pets. Sharers at discretion of the landlord.

Additional costs: Utilities bills ie electricity, water, oil, 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.



Mapping / Aerial Photography Copyright (C) States of Guernsey 2026

CONTACT OUR RENTALS TEAM



Cathy



Jess



Charlie



Debbie



Jill