



Peacehaven

Highland Estate, La Neuve Rue, Castel GY5 7RS

£2,400pm

LOCAL MARKET RENTAL

SOLE AGENT

Situated close to L'Aumone amenities, Peacehaven is a tucked away chalet bungalow on a quiet clos.

The accommodation is well proportioned and comprises two double bedrooms, plus a study, a family bathroom, and a separate WC. It also benefits from a newly fitted kitchen and a spacious lounge.

Externally, the property offers low-maintenance front and rear gardens, along with a parking for one car. Additional features include newly fitted carpets throughout.

School catchment: Castel Primary / Les Beaucamps High

Key facts



- Semi-detached chalet bungalow tucked away on a small clos
- Low maintenance gardens
- Two double bedrooms and study
- Allocated parking for one car on the driveway
- Regret no smokers or sharers
- Available immediately

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



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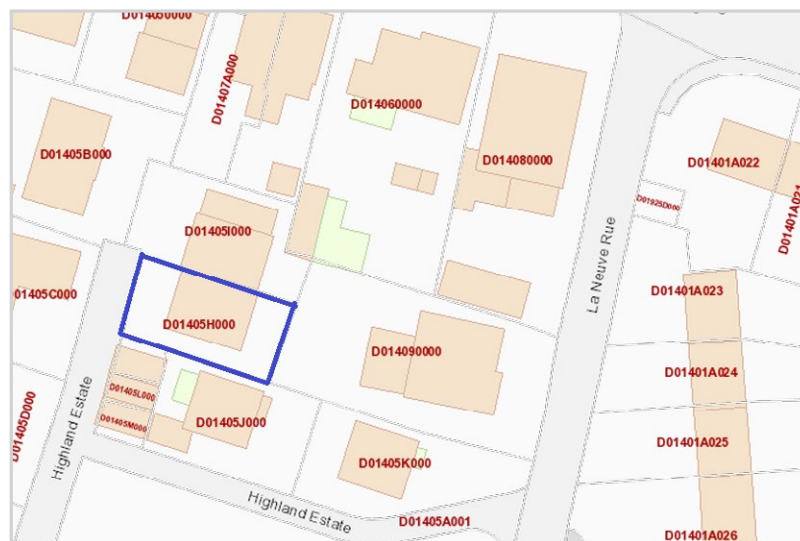
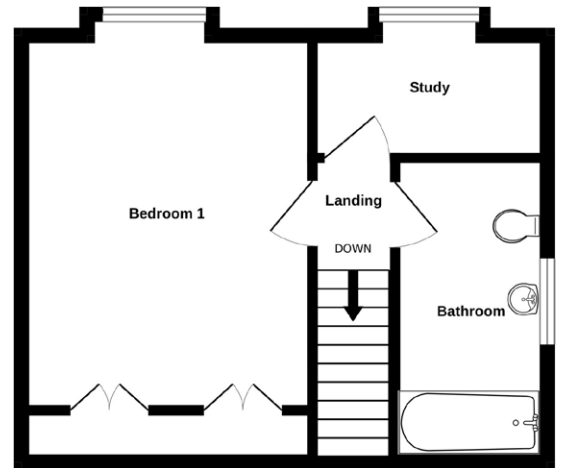
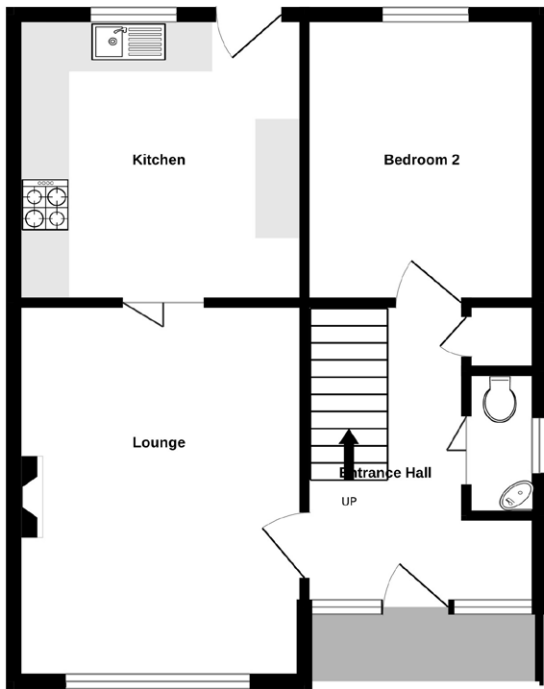
GUERNSEY'S ESTATE AGENT







Floorplan



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Entrance hall

11'6 x 6' (3.5m x 1.8m)

Lounge

14'5 x 11' (4.4m x 3.4m)

Kitchen

11' x 11' (3.4m x 3.4m)

APPLIANCES

- Indesit oven, grill and hob
- Extractor fan
- Servis fridge/freezer

Indesit washer/dryer

Bedroom 2

10'10 x 9' (3.3m x 2.7m)

Separate WC

5'4 x 2'8 (1.6m x 0.8m)

FIRST FLOOR

Landing

Bedroom 1

14'9 x 11' (4.5m x 3.4m)

Study

8'4 x 5'4 (2.6m x 1.6m)

Bathroom

12' x 5'6 (3.7m x 1.7m)

EXTERIOR

The property is approached off the clos road down some paved steps to the front door and a gravel area. There is access down the side to the lawned rear garden bounded by timber fencing and planted mature borders.

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

Services: Mains electricity, water and drainage, oil fired heating, uPVC double glazing.

Finding the property: With the L'Aumone Co-Op Garage on your right take the next left into La Neuve Rue and it's the first clos on the right, at the T junction turn right and it's the second property on the right.

Perry's ref: 15 H3

what3words: tiger.usefulness.prefixes

LEASE

Term: 1 year minimum

Rent: £2,400

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no smokers or sharers

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



Cathy



Jess



Charlie



Debbie



Jill