



Le Morel

Rue de la Villette, St Martins, GY4 6QQ

£3,000pm

LOCAL MARKET RENTAL

SOLE AGENT

Set in the heart of the ever-popular parish of St Martin's, 'Le Morel' is a charming and substantial detached home.

Situated on a generous plot with beautifully maintained gardens and excellent outdoor amenities.

The property internally boasts four spacious double bedrooms, two on each floor alongside a large family bathroom and a convenient Jack & Jill WC. The generous living room offers an inviting space for relaxation or entertaining, while the well-appointed kitchen overlooks the fantastic gardens.

School catchment: St Martin's Primary School / Les Beaucamps High School

Key facts



- Detached traditional home
- Four spacious bedrooms
- Desirable St Martin's location
- Ample parking and garage
- Well maintained mature gardens
- Regret no smokers or sharers
- Available immediately

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GUERNSEY'S ESTATE AGENT











GROUND FLOOR

Entrance hall

14' x 5'2 (4.3m x 1.6m)

Bedroom 1

13'8 x 12'5 (4.2m x 3.8m)

Jack & Jill WC

5'4 x 3'6 (1.6m x 1.1m)

Bedroom 2

13'8 x 13'8 (4.2m x 4.2m)

Living room

17'3 x 15'7 (5.2m x 4.7m)

Kitchen

17'3 x 8'5 (5.2m x 2.6m)

APPLIANCES

- Firenzi double oven with hob and extractor over
- Neff microwave
- Neff fridge/freezer

Utility

11'2 x 5'8 (3.4m x 1.7m)

APPLIANCES

- Bosch washing machine

FIRST FLOOR

Landing

13'8 x 5'2 (4.2m x 1.6m)

Bedroom 3

13'8 x 13'8 (4.2m x 4.2m)

Bedroom 4

13'8 x 12'5 (4.2m x 3.8m)

Bathroom

20'5 x 10' (6.2m x 3.1m)

EXTERIOR

Garden store

11'5 x 9'2

Workshop

18'8 x 10'

Outside, the property features mature, well-kept gardens providing a peaceful retreat, alongside ample parking and two useful outbuildings, a garden store and a sizable workshop, ideal for hobbies or storage.

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

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

Perry's ref: 30 A2

what3words: rustlers.

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LEASE

Term: 1 year minimum

Rent: £3,000 (Including 2 yearly hedge cutting)

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



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