



# Goodwood

Rue Des Pointues Rocques, St. Sampson, GY2 4HW

## £3,000pm

LOCAL MARKET RENTAL

SOLE AGENT

Smartly presented semi-detached house, ideally located within walking distance of Delancey Park.

The property offers a spacious open-plan kitchen/diner/sitting room and a separate lounge, along with three bedrooms, including a master bedroom with en-suite and a family bathroom.

Outside, there is a secure garden with a patio, ideal for relaxing or entertaining.

School catchment: Vale Primary / St. Sampson's High

### Key facts



- Smartly presented Semi-detached house located within walking distance of Delancey Park
- Large open plan kitchen/diner/sitting room
- Ensuite master bedroom
- Secure garden with patio
- Parking for two cars
- Regret no smokers, sharers and pets at landlords' discretion
- Available June 2026

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



 cooper  
brouard

GUERNSEY'S ESTATE AGENT

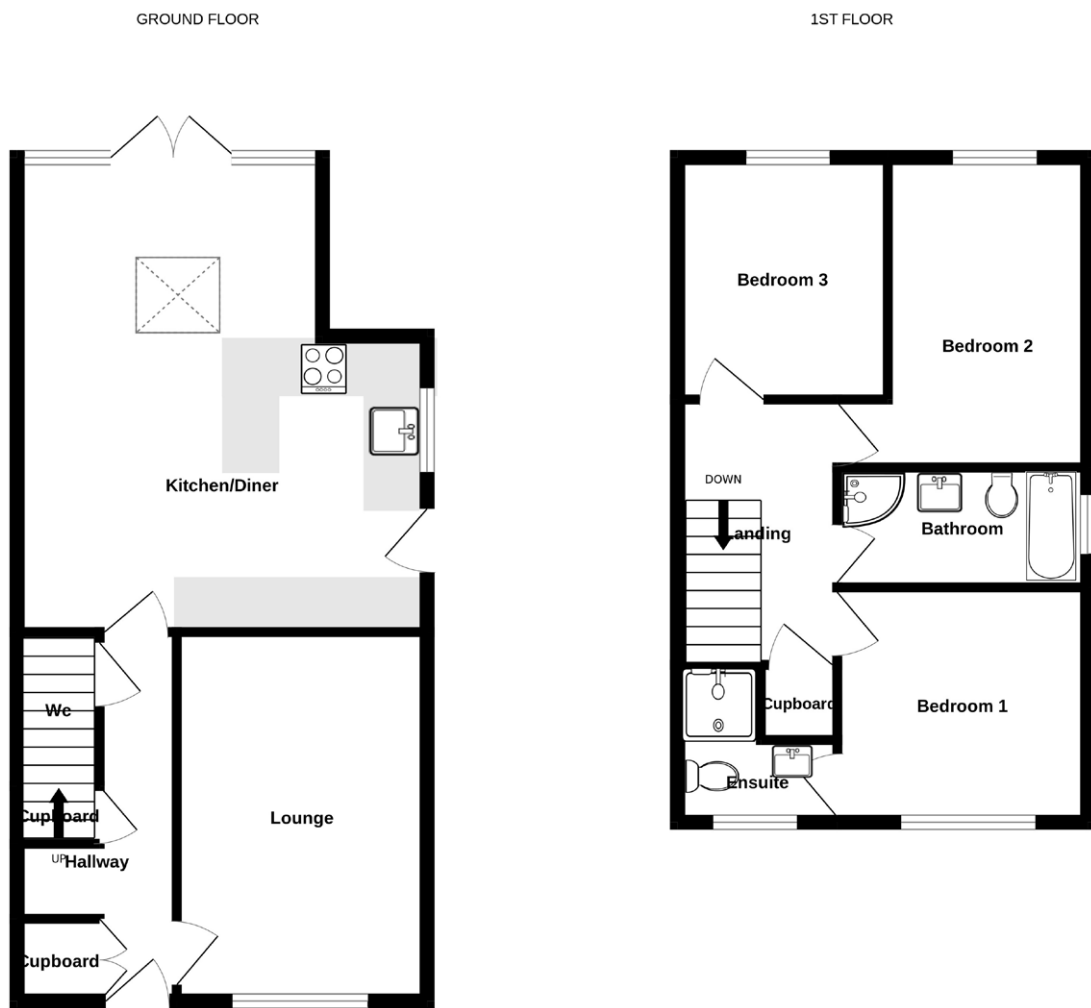








# Floorplan



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## Entrance hall

19'6 x 6'3 (5.94m x 1.91m)

## Lounge / Bedroom 4

16'0 x 21'1 (4.88m x 6.42m)

## Kitchen/Diner/Living Room

27'4 x 18'10 x 15'10 (8.33m x 5.74m x 4.83m)

### APPLIANCES

- Neff Oven
- Neff Hob
- Neff Extractor fan
- Integrated Fridge/Freezer
- Indesit dishwasher

## Separate WC

8'2 x 2'7 (2.49m x 0.79m)

## FIRST FLOOR

### Landing

13'2 x 6'2 (4.01m x 1.88m)

### Bedroom 1

12'0 x 12'0 (3.66m x 3.66m)

### Ensuite

7'2 x 6'5 (2.18m x 1.96m)

### Bedroom 2

13'6 x 9'2 (4.11m x 2.79m)

### Bedroom 3

10'3 x 9'3 (3.12m x 2.82m)

### Bathroom

12'2 x 5'4 (3.71m x 1.63m)

## EXTERIOR

The property benefits from private parking and convenient side access leading to the rear garden, which has been designed for low maintenance and features a patio area with artificial grass.

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

**Services:** Mains electricity, water and drainage, electric underfloor heating on both floors, uPVC double glazing.

**Finding the property:** Travelling along Rue Des Monts with Delancey Park on your left, turn right onto Rue des Pointues Rocques. The property is the third on the right.

**Perry's ref:** 10 D4

**what3words:** visa.radar.tailing

## LEASE

**Term:** 1 year minimum

**Rent:** £3,000

**Deposit:** Equivalent of 1½ month's rent

**Available:** June 2026

**Restrictions:** Regret no smokers, sharers and pets at landlords' discretion

**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



Shelley