



Petite Fleur

Rue de la Foire, Castel, GY5 7DJ

£3,100pm

LOCAL MARKET RENTAL

SOLE AGENT

A charming, detached chalet bungalow located in a peaceful rural setting in Castel, enjoying lovely distant sea views from the first floor.

Situated along a quiet lane and surrounded by open green space, Petite Fleur offers spacious and well-presented accommodation throughout. The property comprises three bedrooms served by two bathrooms, a newly fitted kitchen/diner, comfortable lounge, and a bright conservatory.

School catchment: Castel Primary School / Les Beaucamps High School

Key facts



- Detached chalet bungalow
- Three bedrooms
- Situated on a quiet and idyllic lane
- Ample parking and lawned gardens
- Newly fitted carpets and flooring throughout
- Regret no smokers or sharers, pets by negotiation

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GUERNSEY'S ESTATE AGENT

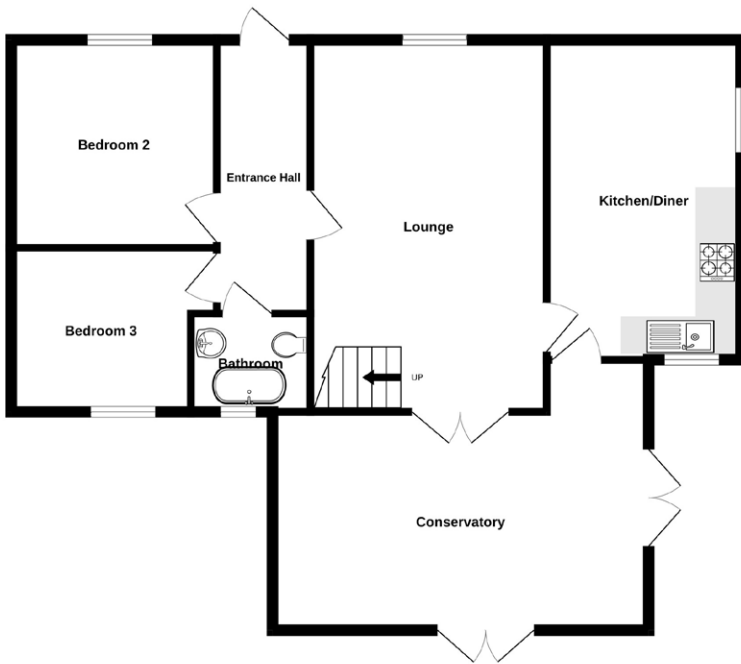




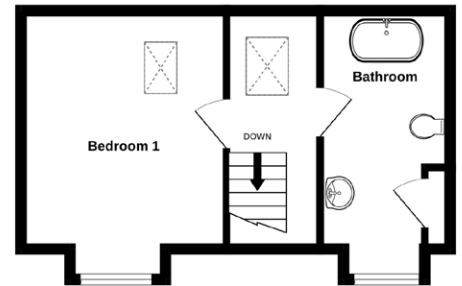


Floorplan

GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



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GROUND FLOOR

Entrance hall

14' x 3'6 (4.3m x 1.1m)

Lounge

20'4 x 11'10 (6.2m x 3.6m)

Kitchen/diner

16'3 x 9'10 (4.9m x 3m)

APPLIANCES

- AEG oven
- AEG induction hob
- AEG Extractor fan
- AEG dishwasher
- AEG wine fridge
- Samsung Fridge / Freezer
- Hotpoint washing machine
- Space for tumble dryer

Conservatory

19'10 x 9'6 (6m x 2.9m)

Bathroom

5'11 x 5'10 (1.8m x 1.8m)

Bedroom 3

9'10 x 8' (3m x 2.4m)

Bedroom 2

10'6 x 9'11 (3.2m x 3m)

FIRST FLOOR

Landing

Bedroom 1

14' x 11'11 (4.3m x 3.7m)

Bathroom

13'10 x 6'5 (4.2m x 2m)

EXTERNAL

Approached via a quiet lane, Petite Fleur benefits from ample parking for several vehicles on a gravelled driveway. The front garden is mainly laid to lawn with a pathway leading to the entrance door.

Access is available to both sides of the property, leading to the enclosed rear garden which is bordered by mature hedging and predominantly laid to lawn, providing a private and peaceful outdoor space. A well-positioned patio area offers the perfect setting for outdoor entertaining and al fresco dining during the warmer months.

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: 15 G5

what3words: cosmic.spices.boyish

TRP: 139

LEASE

Term: 1 year minimum

Rent: £3,100pm

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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