



# Almorah

Rohais, St Peter Port, GY1 1YJ

# £2,200pm

LOCAL MARKET RENTAL

SOLE AGENT

A spacious part furnished home situated on the outskirts of town, offering flexible accommodation ideal for families or professional sharers alike.

The property comprises a lounge, separate dining room, kitchen, family bathroom, three well-proportioned bedrooms, plus a versatile family room/ bedroom 4.

Externally, the property benefits from an enclosed rear garden and on-street parking.

Available immediately. Pets & sharers at consideration of the landlord. Regret no smokers.

School catchment: Vauvert Primary School / Les Varendes High School

## Key facts



- Terraced home on outskirts of Town
- Offering up to 4 bedrooms if required
- Well proportioned rooms
- On street parking nearby
- Available immediately
- Regret no smokers
- Part furnished
- Pets & sharers at landlords discretion

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



 cooper  
brouard

GUERNSEY'S ESTATE AGENT





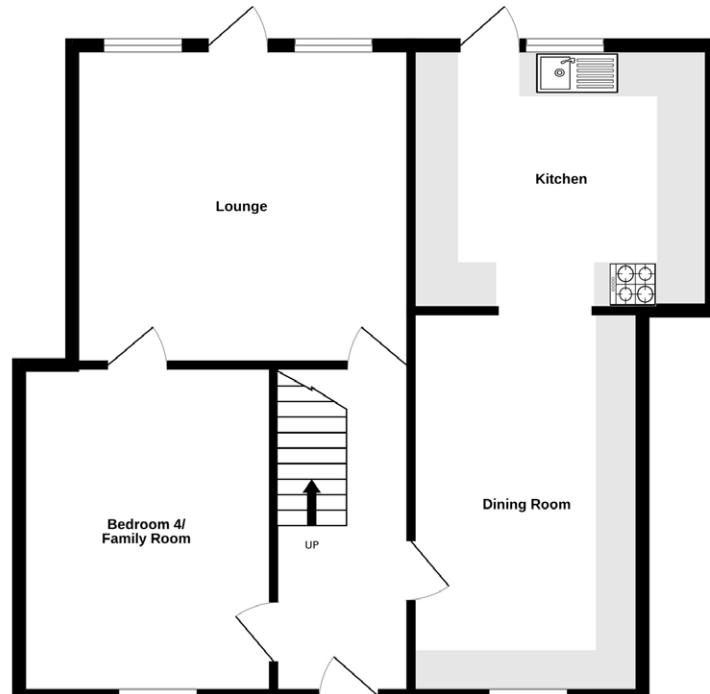




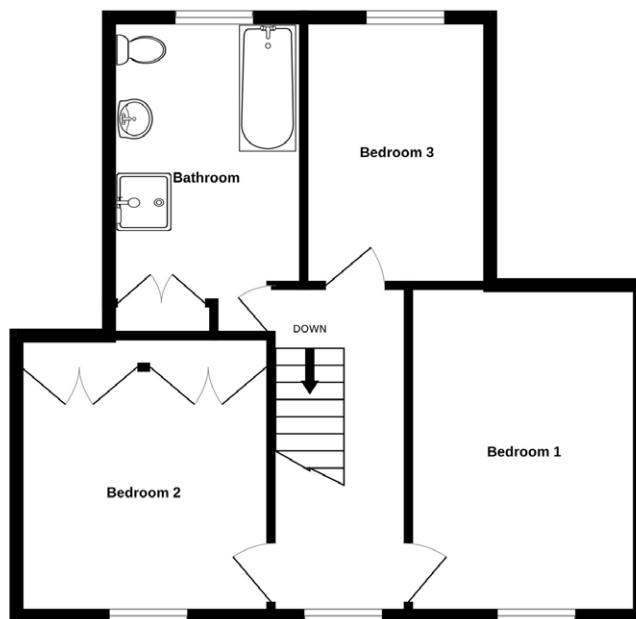


# Floorplan

GROUND FLOOR



1ST FLOOR



## GROUND FLOOR

Entrance hall

Dining room

12'4 x 9'4 (3.8m x 2.9m)

Kitchen

12'9 x 9' (3.9m x 2.7m)

Lounge

14'4 x 13'8 (4.4m x 4.2m)

Bedroom 4/family room

14' x 10'8 (4.3m x 3.3m)

## FIRST FLOOR

Landing

Bedroom 1

12'1 x 9'5 (3.7m x 2.9m)

Bedroom 2

10'7 x 10'7 (3.3m x 3.3m)

Bathroom

Bedroom 3

11'3 x 7'5 (3.4m x 2.3m)

## EXTERIOR

There is an enclosed garden to the rear of the property and on street parking available nearby.

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

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

**Perry's ref:** 2 A4

**what3words:** from.november.baubles

**TRP:** 176

## LEASE

**Term:** 1 year minimum

**Rent:** £2,200pm

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

**Available:** Immediately

**Restrictions:** Regret no smokers. 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.



Mapping / Aerial Photography Copyright © States of Guernsey 2026

## CONTACT OUR RENTALS TEAM



Cathy



Jess



Charlie



Debbie



Jill



Shelley



La Grande Rue,  
St Martin's,  
Guernsey GY4 6RR

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

