



Gypsy House

Upland Road, St Peter Port GY1 1UJ

£2,350pm

+ £25 service charge

LOCAL MARKET RENTAL

A modern and well-maintained two-bedroom property, ideally situated just a short stroll from the town centre.

Recently redecorated throughout, Gypsy House benefits from new blinds and fresh paint, creating a bright and welcoming interior. The first-floor living accommodation enjoys lovely views over Candie Gardens, adding to the property's appeal.

Parking for one car is available by separate negotiation.

School catchment: Vauvert Primary and Les Varendes High

Key facts



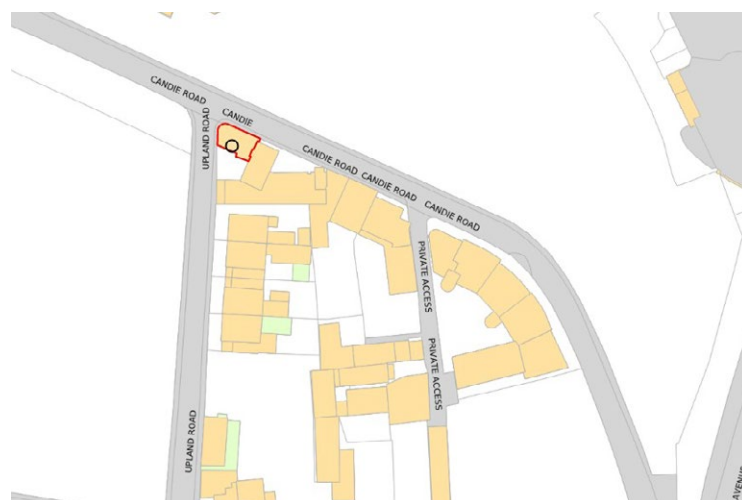
- Stylish and modern home
- Central and convenient location
- Close to Candie Gardens
- Sharers considered, regret no pets or smokers
- Available from August 2026

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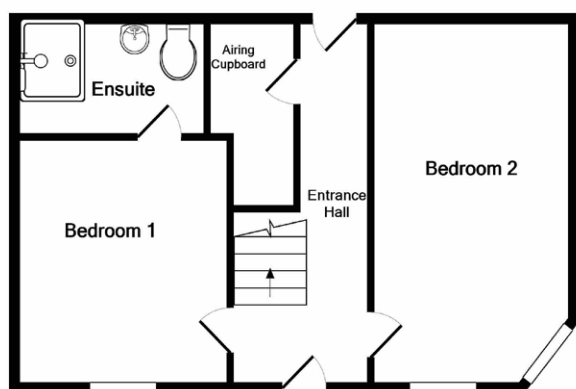
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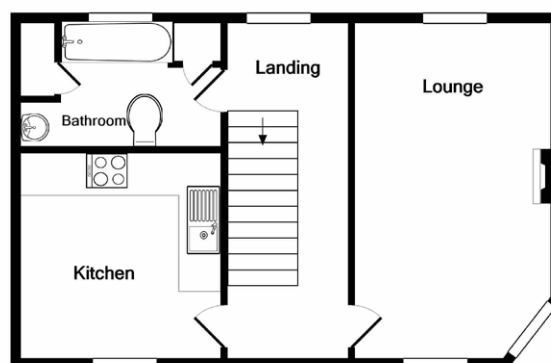


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Floorplan



GROUND FLOOR



1ST FLOOR

Made with Metropix ©2022

Entrance hall

15' x 4'7 (4.57m x 1.40m)

Bedroom 1

11' x 9'8 (3.35m x 2.95m)

En suite

9' x 5' (2.74m x 1.52m)

Bedroom 2

15' x 9'2 (4.57m x 2.79m)

FIRST FLOOR

Bathroom

7'3 x 7'3 (2.21m x 2.21m)

Lounge

15'3 x 12' (4.65m x 3.66m)

Kitchen

10' x 9' (3.05m x 2.74m)

APPLIANCES

4 ring ceramic hob, extractor fan, oven, dishwasher, fridge/freezer, washing machine and tumble dryer.

EXTERIOR

Parking for one car by separate negotiation.

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

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

Service charge: £25 a month to cover exterior window cleaning and exterior cleaning.

Finding the property: Gypsy House is the pink property which makes the corner of Upland Road and Candie Road.

Perry's ref: 3 J5

what3words: chatted.fakes.noting

TRP: 98

LEASE

Term: 1 year minimum

Rent: £2,350 per month + £25 service charge to cover exterior window cleaning and exterior cleaning.

Deposit: Equivalent to 2 months rent

Available: Available August 2026

Restrictions: Regret no pets or smokers.

Additional costs: Utilities bills ie electricity, water, telephone and Parish Occupiers/Refuse Rates. 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 driver's licence and last three utilities bills.

Housing licence: 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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