



7 Belmont Rise

Les Croutes, St Peter Port GY1 1PZ

£2,700pm

LOCAL MARKET RENTAL

SOLE AGENT

A smartly presented three bedroom family home in a convenient location within walking distance of St Peter Port centre.

There is a low maintenance paved rear garden which is South facing and fully enclosed, whilst to the front there is access to a garage and parking for two cars.

School catchment: Vauvert Primary and Les Varendes High.

Key facts



- Smart & modern accomodation
- Garage and parking for two cars
- Central and convenient location
- Regret no sharers, Pets at Landlord's discretion
- Available August 2026

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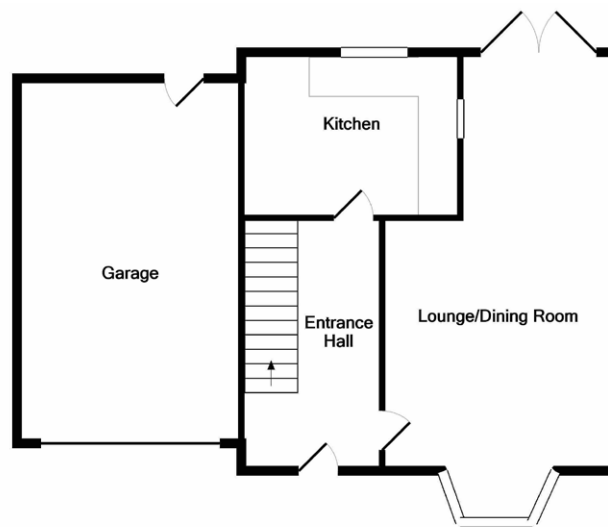


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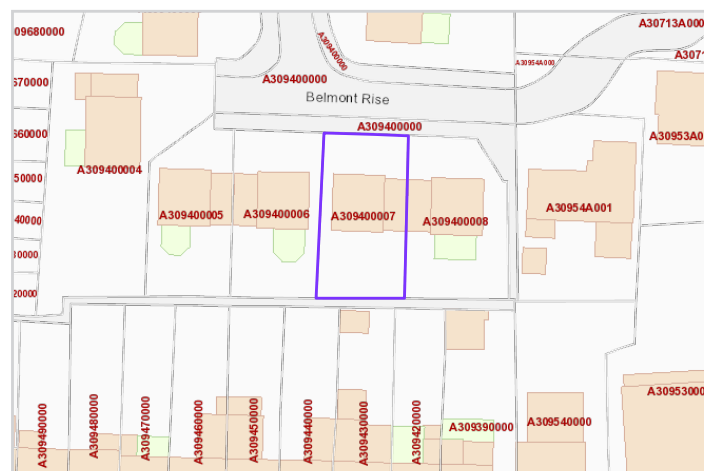
Floorplan



GROUND FLOOR



1ST FLOOR



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Entrance hall

8'9 x 7'

Lounge/dining room

23'7 x 11'7

Working fireplace with slate surround and wooden mantle.

Kitchen

12'6 x 8'3

Cream units with granite effect work surface. Under stairs storage cupboard

APPLIANCES

- Siemens oven and hob
- Fridge/freezer
- Siemens integral dishwasher

Garage

18'7 x 11'4

Electric meters and Indesit washing machine.

FIRST FLOOR

Landing

7'3 x 6'

Access to loft space.

Bedroom 1

11'4 x 11'2

En suite shower room

7'9 x 4'6

Three piece white suite.

Bedroom 2

16'9 x 9'6

Bedroom 3

11'5 x 8'4

Cupboard housing immersion heater.

Bathroom

8'4 x 7'2

Three piece white suite.

EXTERIOR

The property is approached off the close over a tarmac drive providing parking for two cars.

The South facing rear garden is laid out paving and fully enclosed by fencing with a gate opening onto Belmont Road.

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

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

Finding the property: From Les Croutes turn into Belmont Rise and no. 7 is the 8th house on the right.

Perry's ref: 4 D8

what3words: shrivels.talking.empowers

TRP: 121

LEASE

Term: 1 year minimum

Rent: £2,700 per month

Deposit: Equivalent of 1½ month's rent

Available: August 2026

Restrictions: Regret no pets, sharers 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: (if applicable) Proof that a housing licence has been granted stating the specified TRP. 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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