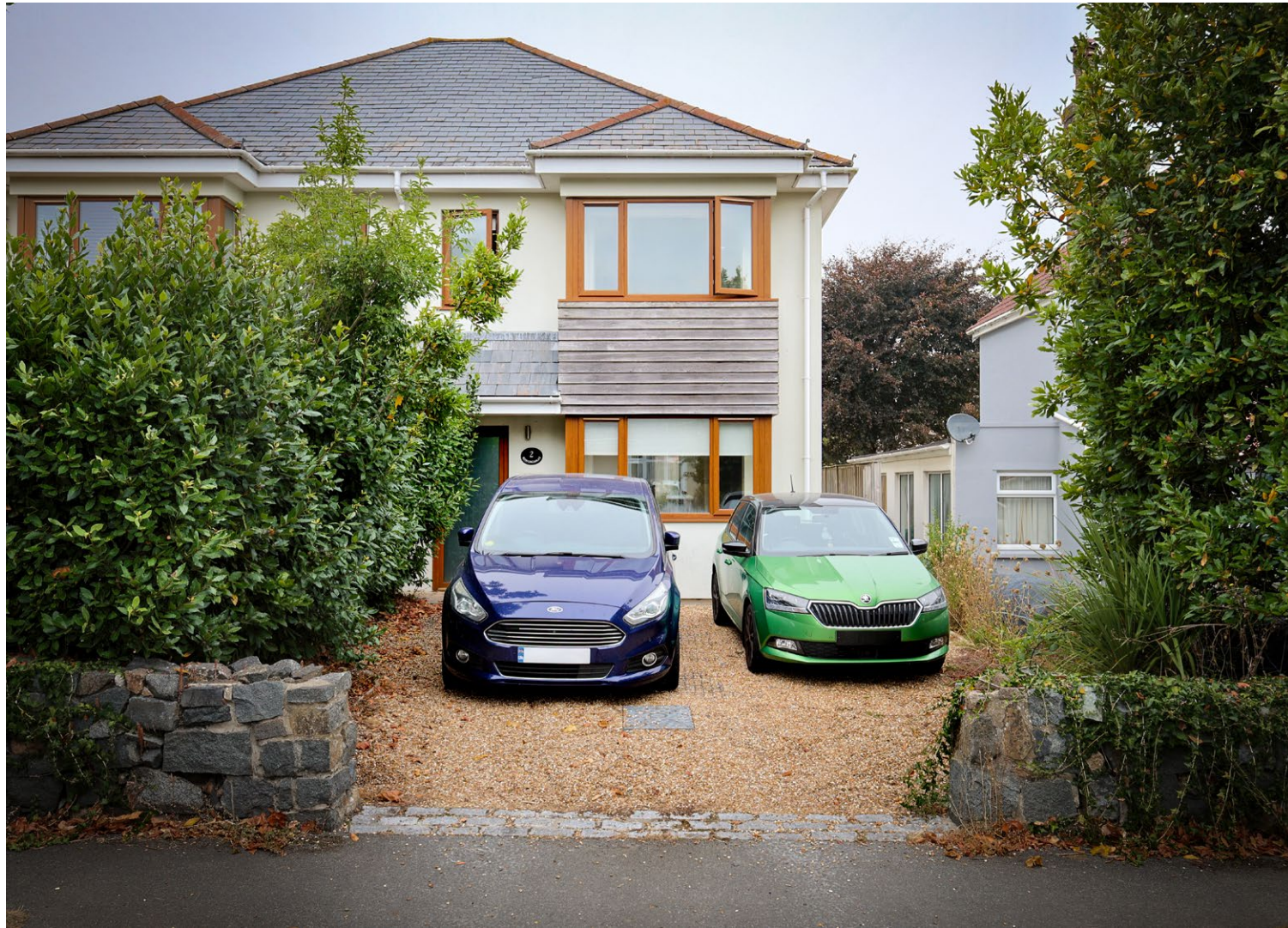




2, Bowerchalke

Avenue Vivier, Ville au Roi, St. Peter Port, GY1 1PG

£2,600pm

LOCAL MARKET RENTAL

SOLE AGENT

This spacious two-bedroom property is situated in a popular clos, conveniently located close to town and a range of local amenities.

The property offers bright and spacious accommodation, including a large lounge/dining room, kitchen, two bedrooms (one with an en suite shower room), a study/dressing room, bathroom, separate WC, gardens and parking.

Key facts



- Spacious two-bedroom property with en suite shower room
- Gardens and parking
- Conveniently located close to Town and a range of local amenities
- Regret no smokers or sharers. Pets at the landlord's discretion
- Available mid-October

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GUERNSEY'S ESTATE AGENT









Floorplan



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Entrance Hall

Lounge / Dining Room

21'3 x 13'6 (6.48m x 4.11m)

Kitchen

15'2 x 8'4 (4.62m x 2.54m)

APPLIANCES

- Integrated Siemens washing machine
- Dishwasher
- Fridge / Freezer
- Microwave
- Oven
- Sensor touch hob with stainless steel extractor

WC

FIRST FLOOR

Landing

Bedroom 1

15'0 x 10'0 (4.57m x 3.05m)

En suite shower room

Bedroom 2

13'3 x 8'10 (4.04m x 2.69m)

Study/Dressing Room

6'4 x 6'0 x 3'3 (L shaped) (1.93m x 1.83m x 0.99m)

Bathroom

8'0 x 6'3 (2.44m x 1.91m)

EXTERIOR

The property is approached over a gravel drive with parking for two cars. A path leads down the side of the property to the low maintenance garden with exterior lighting, two paved patios and flower borders enclosed by high wooden fencing

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

Services: Mains electricity, water and drainage, uPVC double glazing. Electric underfloor heating

what3words: themselves.fading. solution

LEASE

Term: 1 year minimum

Rent: £2,600

Deposit: Equivalent of 1 1/2 month's rent

Available: Mid October

Restrictions: Regret no smokers or sharers. Pets at the landlord's 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



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