



Flat 2, Cobo Butchers

£2,400pm

Grandes Rocques Road, Castel GY5 7XQ

LOCAL MARKET RENTAL

SOLE AGENT

This spacious two-bedroom flat, situated above Cobo Butchers, offers surprisingly generous and well-proportioned accommodation throughout.

Ideally located directly across the road from Grandes Rocques Beach, the property is perfectly positioned for enjoying the stunning coastline, scenic walks and local amenities.

The property is bright and welcoming throughout and benefits from an open-plan lounge/diner. There is also a well-equipped kitchen with a range of appliances, two good-sized bedrooms, one of which benefits from an en-suite shower room, along with a separate family bathroom.

Key facts



- Spacious two-bedroom property with en suite shower room
- Large open-plan lounge/diner
- Ideally located directly across the road from Grandes Rocques Beach
- Regret no smokers, sharers or pets
- Available TBC

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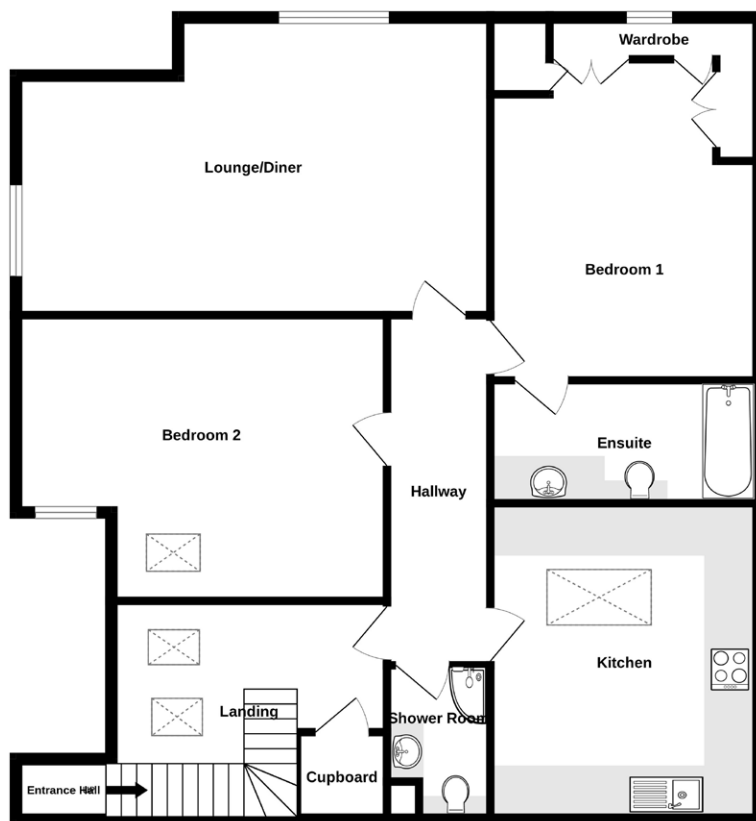
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GUERNSEY'S ESTATE AGENT





Floorplan

FIRST FLOOR



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GROUND FLOOR

Entrance hall

4'4 x 3'7 (1.32m x 1.09m)

FIRST FLOOR

Landing

13'2 x 6'4 (4.01m x 1.93m)

Hallway

17'10 x 4'10 (5.44m x 1.47m)

Lounge / Diner

22'4 x 18'9 (6.81m x 5.72m)

Kitchen

13'8 x 9'8 (4.17m x 2.95m)

APPLIANCES

- Hotpoint oven and hob
- Belling extractor
- Hotpoint washing machine
- Indesit tumble dryer
- Samsung American-style fridge/freezer
- Smeg dishwasher

Bedroom 1

18'2 x 12'7 (5.5m x 3.8m)

En-suite

10'6 x 5'9 (3.2m x 1.7m)

Bedroom 2

18'8 x 13'11 max (5.7m x 4.2m)

Shower room

6'4 x 5'6 (1.9m x 1.7m)

EXTERIOR

Parking is available directly outside the property when the business premises below are closed. Additional long-term parking is available across the road at Grandes Rocques Beach.

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

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

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LEASE

Term: 1 year minimum

Rent: £2,400

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

Available: TBC

Restrictions: Regret no smokers, sharers or pets.

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 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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