



The Moorings

10, Clos De Beauvoir, Rue Cohu, Castel, GY5 7TE

£3,200pm

LOCAL MARKET RENTAL

SOLE AGENT

Spacious three-bedroom property ideally located close to Sausmarez Park and situated in a quiet clos, with a garage, ample parking and a large garden.

The ground floor comprises a spacious lounge/diner with sliding doors leading out to the large garden, which features a shed, outbuilding and greenhouse. The kitchen, utility room and WC complete the ground floor, with integral access to the garage. The first floor comprises three bedrooms and the family bathroom.

School catchment: La Mare de Carteret Primary / St Sampson's High

Key facts



- Spacious three-bedroom property
- Ideally located close to Sausmarez Park
- Situated on a quiet clos
- Garage, parking and large garden
- Part furnished
- Regret no smokers or sharers
- Available immediately

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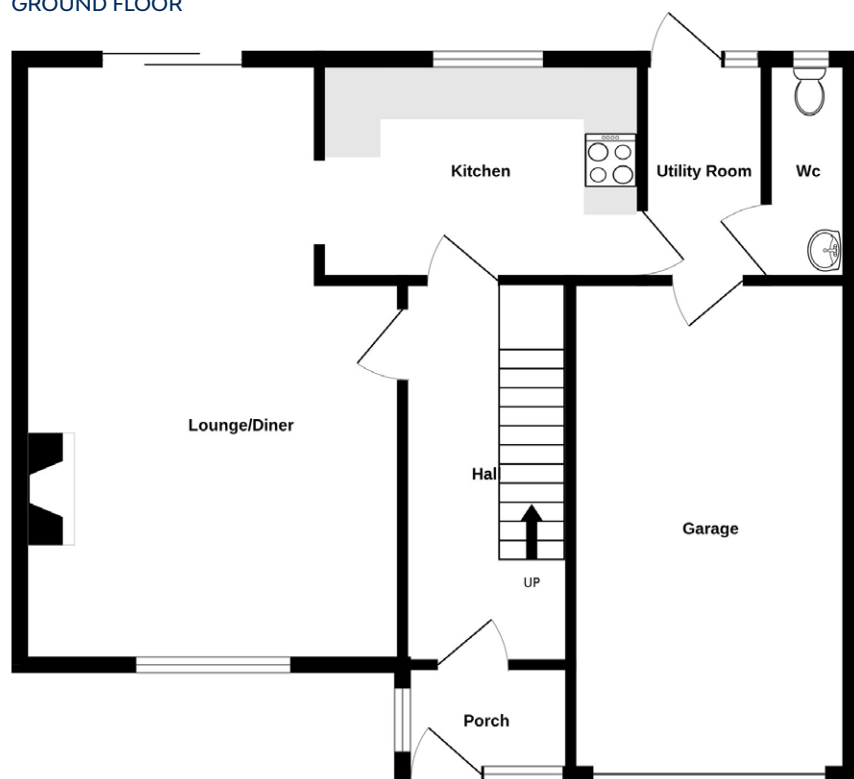




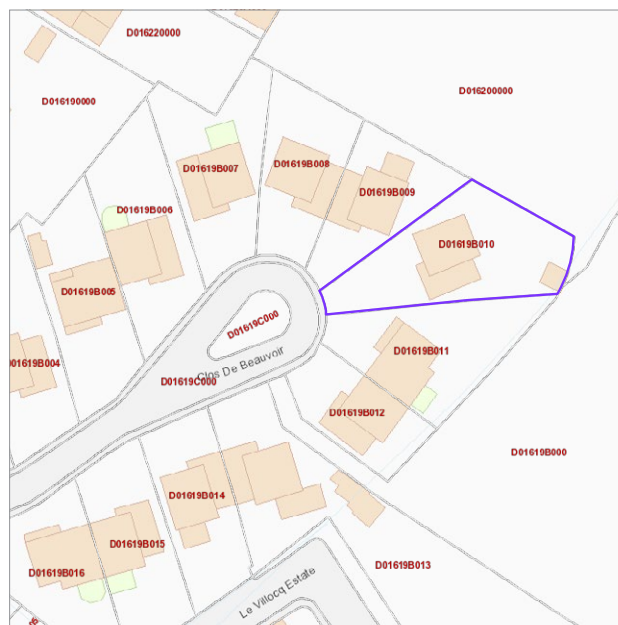
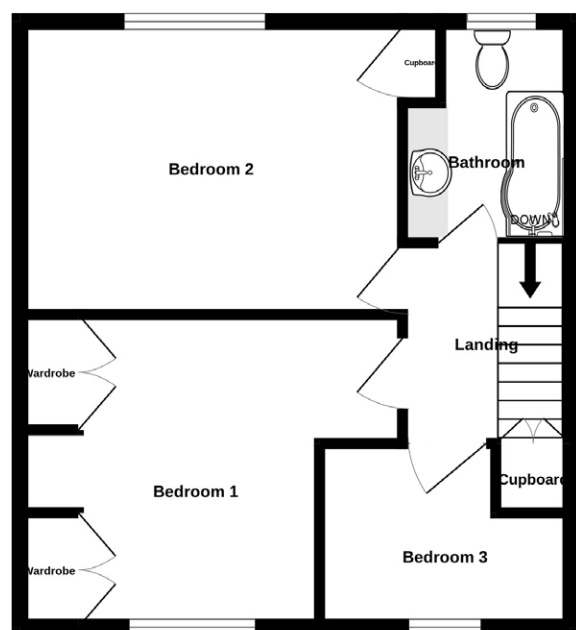


Floorplan

GROUND FLOOR



FIRST FLOOR



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GROUND FLOOR

Porch

6'1 x 3'11 (1.85m x 1.19m)

Hall

13'7 x 6'1 (4.14m x 1.85m)

Lounge / Diner

23'2 x 13'7 (7.06m x 4.14m)

Kitchen

9'9 x 9'10 (2.97m x 3.00m)

APPLIANCES:

- Neff hob
- Cooke & Lewis oven
- Hotpoint fridge freezer

Utility Room

6'8 x 6'4 (2.03m x 1.93m)

APPLIANCES:

- A washing machine and tumble dryer will be supplied by the landlord prior to the start of the tenancy.

WC

5'10 x 2'11 (1.78m x 0.89m)

Garage

17'2 x 9'11 (5.23m x 3.02m)

FIRST FLOOR

Bedroom 1

12'11 x 8'9 (3.94m x 2.67m)

Bedroom 2

10'1 x 11'2 (3.07m x 3.40m)

Bedroom 3

9'11 x 9'6 (3.02m x 2.90m)

Bathroom

8'5 x 7'1 (2.57m x 2.16m)

EXTERIOR

Parking is located at the front of the property, with a small lawned area. To the rear is a secure, enclosed garden, which is mainly laid to lawn, together with an area of artificial grass and a tarmac section. The garden also features a large shed, greenhouse and outbuilding.

What 3 Words: ///fogs.haggis.milling

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

Services: Mains electricity, water and drainage, uPVC double glazing. Oil central heating.

LEASE

Term: 1 year

Rent: £3,200pm

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

Available: Immediately

Restrictions: Regret no smokers or sharers

Additional costs: Utilities bills ie electricity, water, gas, 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. 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



Cathy



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