



Beau de Laire

Les Bas Courtils Road, St Sampsons GY2 4BP

£2,900pm

LOCAL MARKET RENTAL

SOLE AGENT

This spacious three-bedroom property is ideally located directly opposite Belgrave Bay, offering stunning views towards Herm and Sark. The property is fully furnished and benefits from parking for two cars.

The spacious lounge features a lovely bay window, providing beautiful views across to Belgrave Bay, while to the rear of the property is a well-appointed kitchen/diner. The first floor comprises two bedrooms, with one benefiting from an en-suite shower room. The second floor provides a further bedroom with an en-suite WC.

School catchment: Vale Primary / St Sampson's High

Key facts



- Spacious three-bedroom property
- Ideally located directly opposite Belgrave Bay, with stunning views towards Herm and Sark
- Fully furnished
- Parking for two cars
- One-year lease
- Regret no smokers or sharers
- Available immediately

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GUERNSEY'S ESTATE AGENT



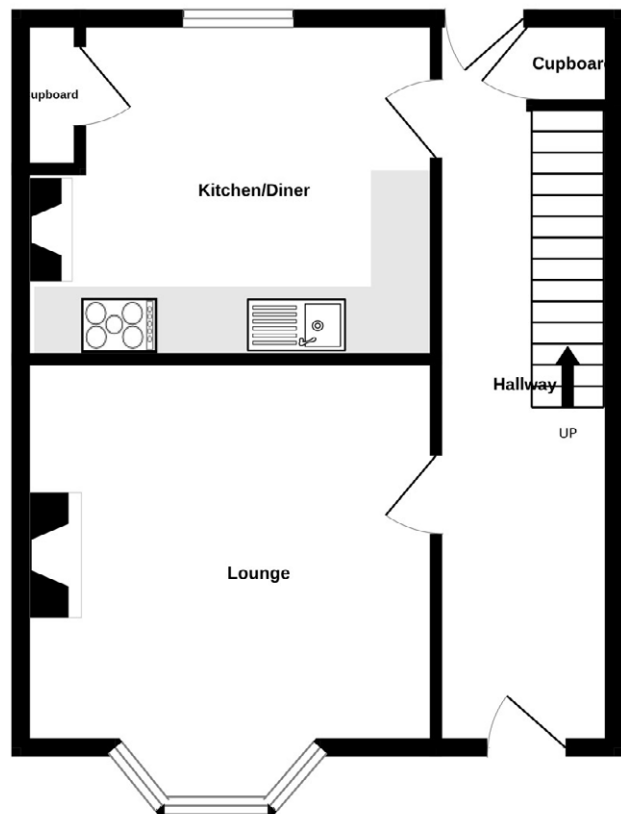




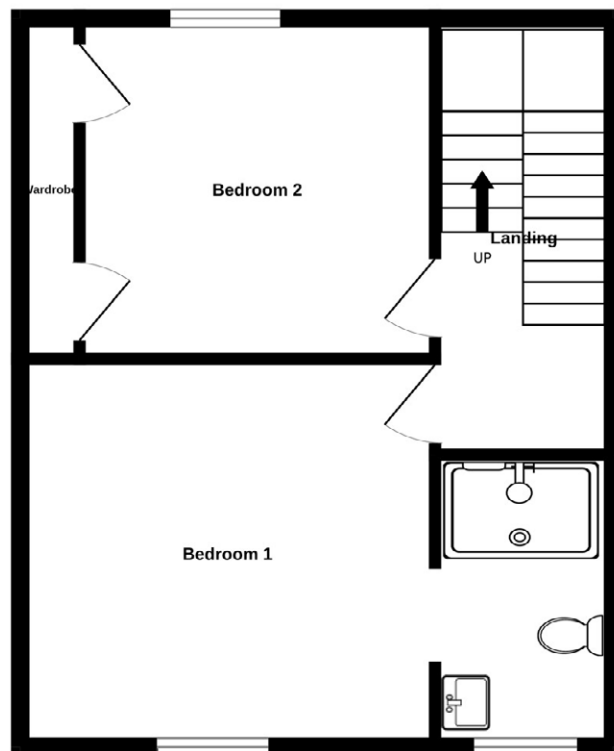


Floorplan

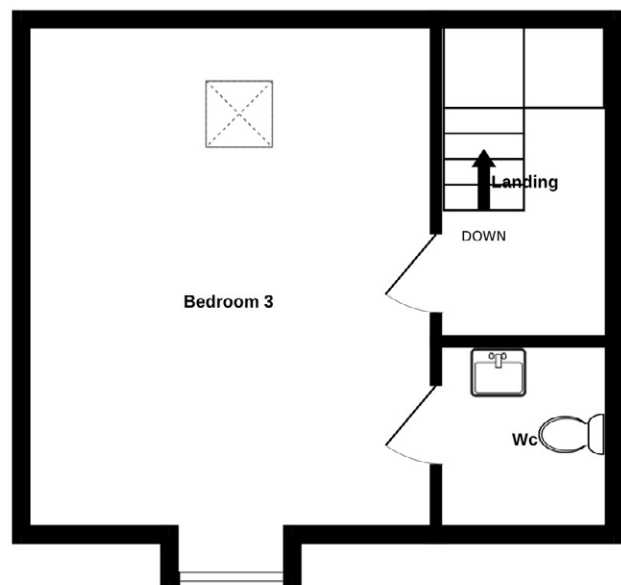
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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GROUND FLOOR

Entrance Hall

23'3 x 5'8 (7.09m x 1.73m)

Lounge

15'3 x 13'5 (4.65m x 4.09m)

Kitchen / Diner

11'7 x 10'8 (3.53m x 3.25m)

APPLIANCES:

- Neff oven and hob
- Neff extractor
- Miele dishwasher
- Bosch fridge/freezer

Cupboard under the Stairs

APPLIANCES:

- AEG washing machine
- AEG tumble dryer

FIRST FLOOR

Landing

14'1 x 6'0 (4.29m x 1.83m)

Bedroom 1

12'1 x 11'9 (3.68m x 3.58m)

En-suite Shower Room

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

Bedroom 2

12'7 x 10'7 (3.84m x 3.23m)

SECOND FLOOR

Bedroom 3

17'2 x 12'3 (5.23m x 3.73m)

WC

8'3 x 6'1 (2.51m x 1.85m)

EXTERIOR

Parking is available directly outside the front of the property. To the rear is a secure garden, laid with artificial grass and featuring a patio area.

What 3 Words: ///restless.requested. follow

Price to include: Fully furnished, fitted flooring, light fittings and appliances as listed.

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

LEASE

Term: 1 year

Rent: £2,900

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



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