



Wolverson

10, Highlands, La Rue du Mont Marche, Forest, GY8 0HE

£2,300pm

LOCAL MARKET RENTAL

SOLE AGENT

Neatly presented two-bedroom bungalow situated on a quiet clos in the Forest, ideally located close to local amenities. The property benefits from a garage, parking for two cars and an enclosed garden.

The accommodation comprises an open-plan lounge/diner with sliding doors leading through to a conservatory, which in turn opens onto the garden. There are also two bedrooms and a shower room. The garden features a shed and greenhouse, while the garage also benefits from a door providing direct access to the garden.

School catchment: Forest Primary / Les Beaucamps High

Key facts



- Neatly presented two-bedroom bungalow
- Situated on a quiet clos
- Part furnished
- Garage, parking and garden
- Regret no smokers, sharers or pets
- Available October 2026

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



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GUERNSEY'S ESTATE AGENT



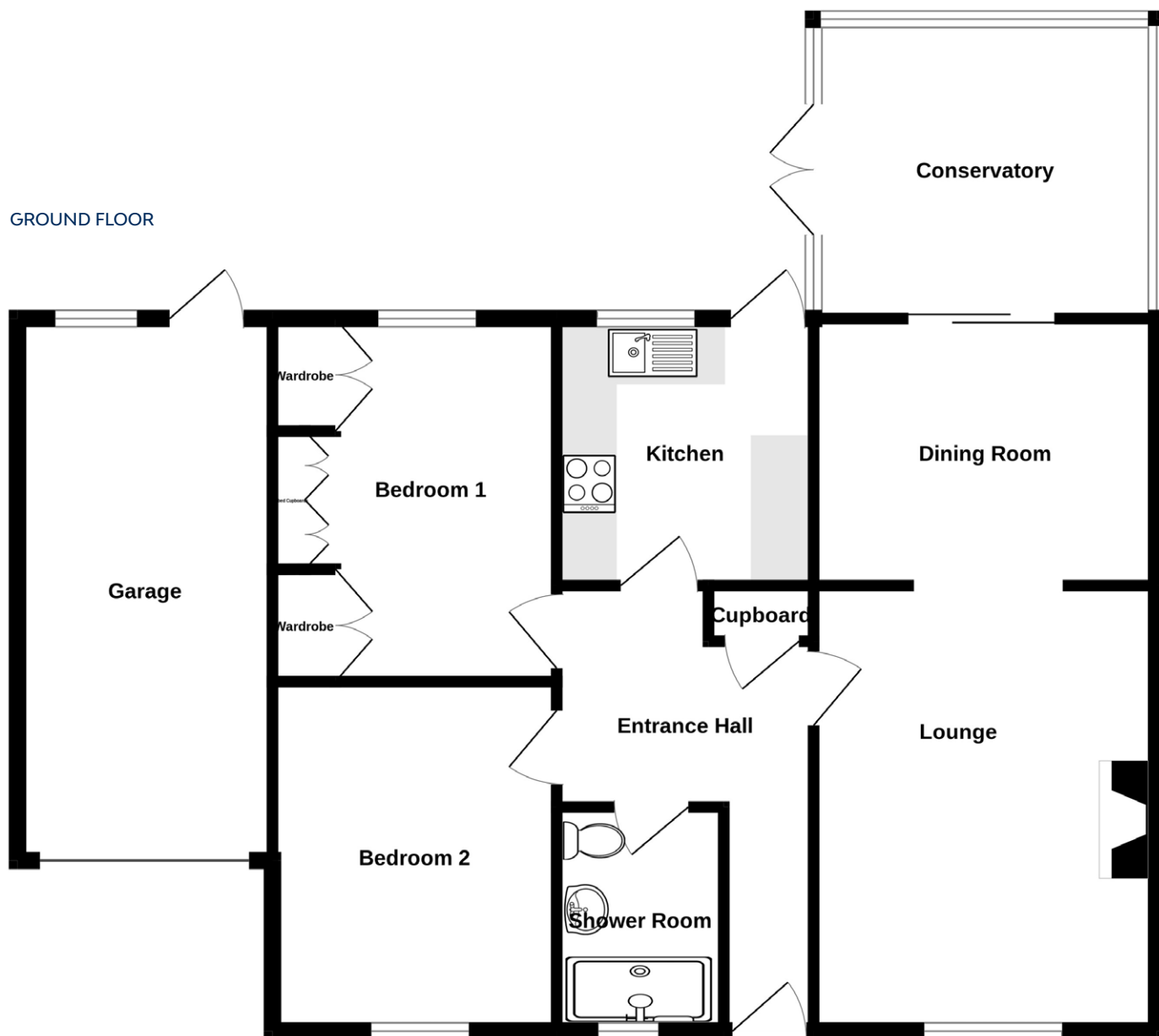








Floorplan



Entrance Hall

Lounge / Diner

24'0 x 11'7 (7.32m x 3.53m)

Conservatory

10'1 x 9'9 (3.07m x 2.97m)

Kitchen

9'1 x 8'8 (2.77m x 2.64m)

APPLIANCES:

- Hotpoint oven
- AEG Microwave
- Hotpoint hob
- Hotpoint extractor
- AEG Dishwasher
- Hotpoint fridge

Bedroom 1

12'7 x 9'7 (3.84m x 2.92m)

Bedroom 2

11'4 x 9'0 (3.45m x 2.74m)

Shower room

7'7 x 5'8 (2.31m x 1.73m)

Garage

9'7 x 8'4 (2.92m x 2.54m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer
- 2 Hotpoint freezers

Exterior

Parking is located at the front of the property, together with a small lawned area. To the rear is a secure, enclosed garden, mainly laid to lawn, with a patio area. The garden also features a shed and greenhouse.

What 3 Words: smaller,regaining, revalue

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

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

LEASE

Term: 1 year

Rent: £2,300

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

Available: October 2026

Restrictions: Regret no smokers, sharers or pets

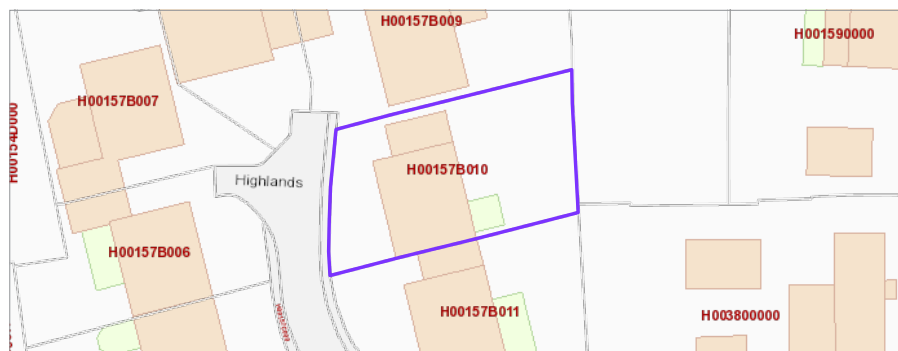
Additional costs: Utilities bills ie electricity, water, gas, telephone and Parish Occupiers/Refuse Rates. Insurance on personal possessions.

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.



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CONTACT OUR RENTALS TEAM



Cathy



Jess



Charlie



Debbie



Jill



Shelley



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

