

1, Les Effards Cottages

£3,150pm

Ruette des Effards, Castel, GY5 7DQ

LOCAL MARKET RENTAL | SOLE AGENT

This beautifully light and airy, renovated two-bedroom cottage is ideally located in the peaceful lanes of Castel, offering a charming home in a sought-after location.

The property boasts two en-suite bedrooms, a beautiful open-plan kitchen and lounge/dining area, and a separate utility room complete with WC. Combining modern comforts with a tranquil setting, this delightful cottage offers stylish and comfortable living.

Key facts

2 2 1

- Beautifully renovated two-bedroom cottage
- Ideally situated along the peaceful lanes of Castel
- Parking for three cars
- Perfectly suited to a single professional or couple
- Available part or fully furnished
- Regret no smokers, sharers or pets
- Available from mid-December

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What if the Hokey Cokey
really IS what it's all about?
SMEG



















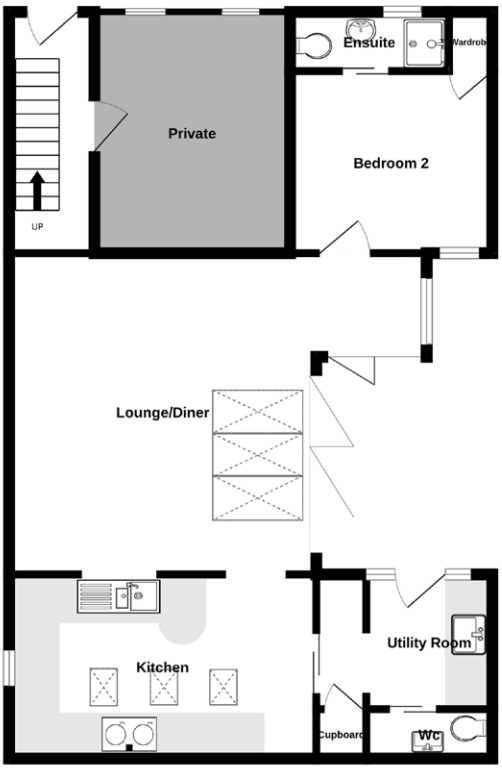




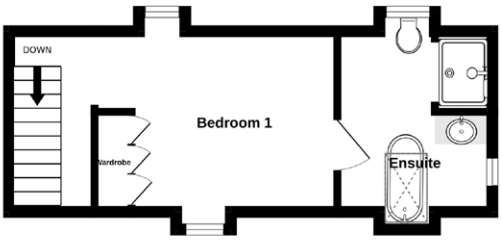


Floorplan

GROUND FLOOR



1ST FLOOR





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GROUND FLOOR

Utility Room

WC

Kitchen

15'3" x 9'2" (4.65m x 2.79m)

APPLIANCES

- Rayburn electric Aga
- Smeg fridge/freezer
- Smeg dishwasher
- Hotpoint washing machine

Lounge / Diner

16'0" x 15'3" (4.88m x 4.65m)

Bedroom 2

10'0" x 10'0" (3.05m x 3.05m)

En-suite

FIRST FLOOR

Bedroom 1

12'0" x 10'0" x 9'4"
(3.66m x 3.05m x 2.84m)

En-suite

EXTERIOR

Parking is situated to the side of the property, with a paved courtyard to the rear, providing a pleasant outdoor space for seating and relaxation.

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

Services: Mains electricity and water, cesspool drainage, double-glazed wooden windows with triple glazed patio doors, an air source heat pump, and underfloor heating throughout.

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LEASE

Term: 1 year

Rent: £3,150pm

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

Available: Available from mid-December

Restrictions: regret no smokers, sharers or pets

Additional costs: Utilities bills ie electricity, water, cesspool and wastewater, 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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We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.