

# Les Grand Camps

Rue De Rougeval, Torteval, GY8 0PE

£1,600pm
(Including Water)

LOCAL MARKET RENTAL | SOLE AGENT

## A one-bedroom chalet bungalow situated in the sought-after area of Torteval, enjoying lovely sea views.

The accommodation comprises a ground-floor open-plan lounge/dining area, separate kitchen and sunroom/porch area.

On the first floor, there is a bedroom enjoying views towards Portlet and Lihou, together with a separate shower room.

Externally, the property benefits from parking for one car to the rear, together with a garden to the front and side, comprising both paved and lawned areas.

## Key facts

1 1 1

- A one-bedroom chalet bungalow
- Garden and parking
- Ideally suited to a single professional
- Regret no smokers, sharers or pets.
- Available immediately

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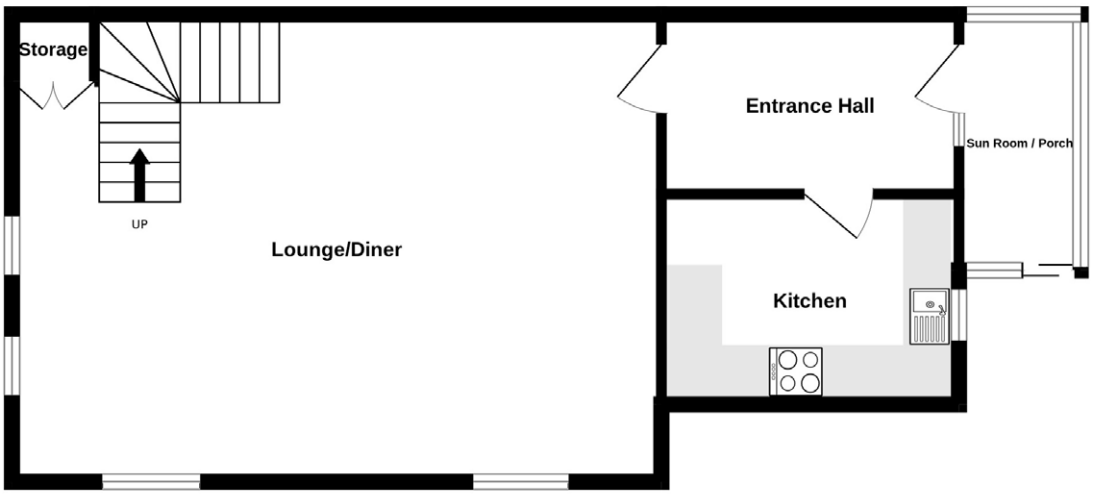




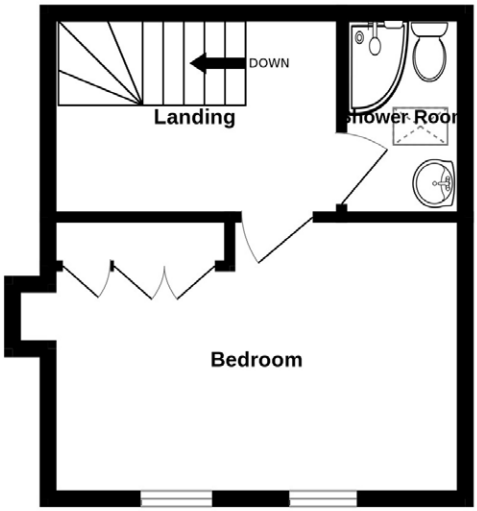


# Floorplan

GROUND FLOOR




1ST FLOOR







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## GROUND FLOOR

### Lounge / Diner

23'8 x 17'0 (7.21m x 5.18m)

### Kitchen

10'7 x 7'8 (3.23m x 2.34m)

**APPLIANCES**

- Cooke & Lewis oven, hob and extractor fan
- Baumatic wine / fridge cooler
- Salter microwave
- Hotpoint washing machine

### Entrance Hall

10'10 x 6'7 (3.30m x 2.01m)

### Sun Room / Porch

11'5 x 8'7 (3.48m x 2.62m)

The neighbour has access to their electricity meters.

## FIRST FLOOR

### Landing

6'3 x 3'0 (1.91m x 0.91m)

### Bedroom

15'0 x 10'0 (4.57m x 3.05m)

### Shower Room

6'3 x 5'3 (1.91m x 1.60m)

## EXTERIOR

Externally, the property benefits from parking to the rear, together with a garden to the front and side, comprising both paved and lawned areas.

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

**Services:** Mains electricity and water, mains drainage, uPVC double-glazed windows, electric heating.

**what3words:** trespass.rucksack.torrid

## LEASE

**Term:** 1 year

**Rent:** £1,600 Including water

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

**Available:** Available immediately

**Restrictions:** No smokers, sharers or pets

**Additional costs:** Utilities bills ie electricity, 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.