



# 1 Les Vaux Des Issues

Rue Des Issues  
St Saviours

## CHARMING TWO BEDROOM HOME IN LOVELY RURAL LOCATION

This delightful semi-detached property is situated in a quiet rural lane in the heart of St Saviours, forming part of a barn conversion of 2 units. The accommodation is spread over two floors and comprises: **entrance hall, WC, living room, fully fitted kitchen/diner** with all appliances. The first floor includes **bedroom 1** with built in wardrobes, **bedroom 2** and the **bathroom**, plus additional **attic space** for storage above. There is shared use of the smaller of the two lawned areas to the rear and the barn. Allocated parking for 2 cars. The property is ideal for a professional couple looking for a low maintenance home in a lovely rural location. No pets. Unsuitable for young children.

## LOCAL MARKET RENTAL

**£2,200 pcm**

- 2 Bedrooms
  - 2 parking spaces
  - Quiet rural location
  - Communal gardens
- 
- TRP: 125
  - Perry's Ref: 22A5
  - What3Words: booksellers.litters.sweat

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**CARRÉ**  
PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,

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## Rooms:

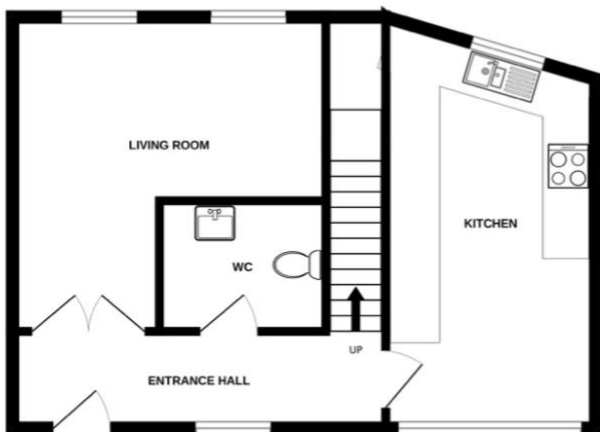
### Ground Floor

**Kitchen/Diner:**  $8.9 \times 2.8 \text{ m}$  (29'2"  $\times$  9'2")  
**Living Room:**  $4.2 \times 2.5 \text{ m} + 1.9 \times 1.7 \text{ m}$  (13'9"  $\times$  8'2" + 6'3"  $\times$  5'7")  
**WC:**  $2.2 \times 1.5 \text{ m}$  (7'3"  $\times$  4'11")

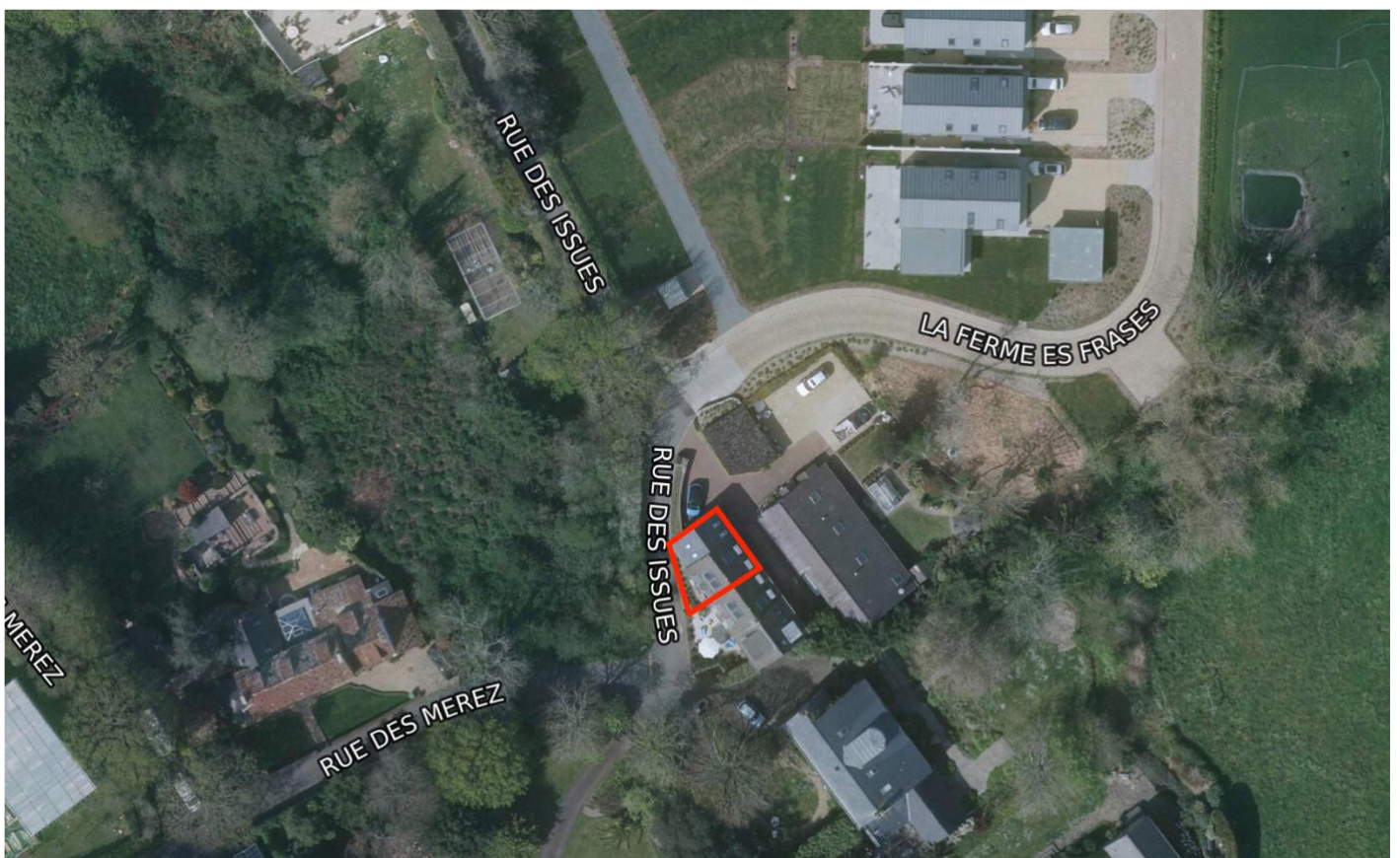
### First Floor

**Bedroom 1:**  $4.3 \times 3.2 \text{ m}$  (14'1"  $\times$  10'6")  
**Bedroom 2:**  $3.2 \times 3.1 \text{ m}$  (10'6"  $\times$  10'2")  
**Bathroom:**  $3.6 \times 2.8 \text{ m max}$  (11'10"  $\times$  9'2")

GROUND FLOOR



1ST FLOOR



**SERVICES:**

**Mains electricity and water. Cesspit drainage. Electric central heating. Solar hot water.**

**GARDENS, BARN  
and WATER:**

To the rear are lawned gardens the smaller of which along with the small glasshouse may be used (by revocable Landlord permission) by the Tenants together with the Landlord (and any persons authorised by the Landlord) and the tenant of the adjacent property (Unit 2, Les Vaux des Issues). Garden maintenance is included in the rental, but the Tenants are responsible for the regular watering of the roadside border in front of the property. The Landlord reserves the right for itself and the tenant of Unit 2 to use [1] water from the 2 taps (one in Parking 1 and the other in Parking 2 which run off the water meter for the property) free of charge [2] the trickle hose watering system (with or without any water timing equipment provided by the Landlord); and [3] the hose, reel and spray fitting. The Tenants may (by revocable Landlord permission) use such part of the Barn as the Landlord may stipulate from time to time.

**PARKING:**

There are 2 car parking spaces on such part of the premises as the Landlord may stipulate from time to time.

**RENTAL:**

**£2,200** per calendar month. **Deposit: £2,200**

Rental includes garden maintenance and exterior window cleaning.

**ADDITIONAL COSTS:**

Utility bills (such as electricity, water, and cesspit charges), telephone and broadband installation and service, TV license, satellite or cable TV subscriptions, parochial rates, waste and recycling charges, refuse habitable unit charges, and insurance of personal possessions.

**TERM:**

One year.

**CONDITIONS:**

No smokers or sharers. No pets. Unsuitable for young children.

**AVAILABLE:**

Mid-late May 2025.

**VIEWING:**

By appointment through Carré Property Limited.

These particulars are provided for general guidance only. They do not form part of any offer or contract. While every effort has been made to ensure accuracy, the wording of the lease will govern the terms of any agreement. Prospective tenants should rely on the lease and seek their own legal advice if necessary.



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**REGISTERED NUMBER:** 50986

