



Brenzett

Mares Es Litres
Castel

IMMACULATE 3 BED DETACHED BUNGALOW NEAR VAZON BAY

Situated just inland from Vazon Bay this lovely 3 bed detached bungalow has recently been refurbished and redecorated. The spacious accommodation includes **3 double bedrooms (1 ensuite)**, a family **bathroom**, **fully fitted kitchen/dining room** plus a large **lounge** opening into a **sun room**. The lawned front **garden** is west facing with a secluded patio off the sun lounge and is surrounded by high hedging and fencing. The rear garden includes a large paved patio and gravelled area, overlooking agricultural land. Ample parking is provided on the gravelled driveway.

LOCAL MARKET RENTAL

£2,900 pcm

- 3 Bedrooms (1 en-suite)
- Family bathroom
- Ample parking
- West coast location
- Front and rear gardens

- TRP: 149
- Perry's Ref: 14 C2
- What3Words: changed.hedge.fields

 3  2  Ample

CARRÉ
PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,

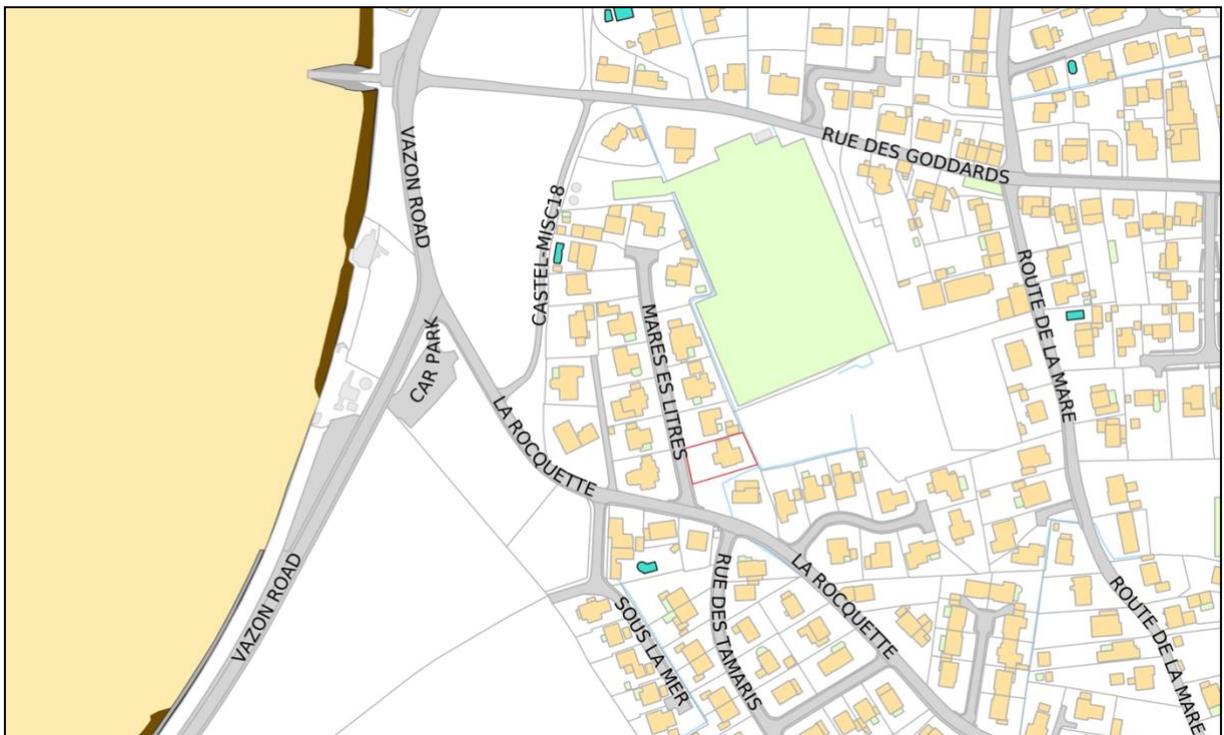
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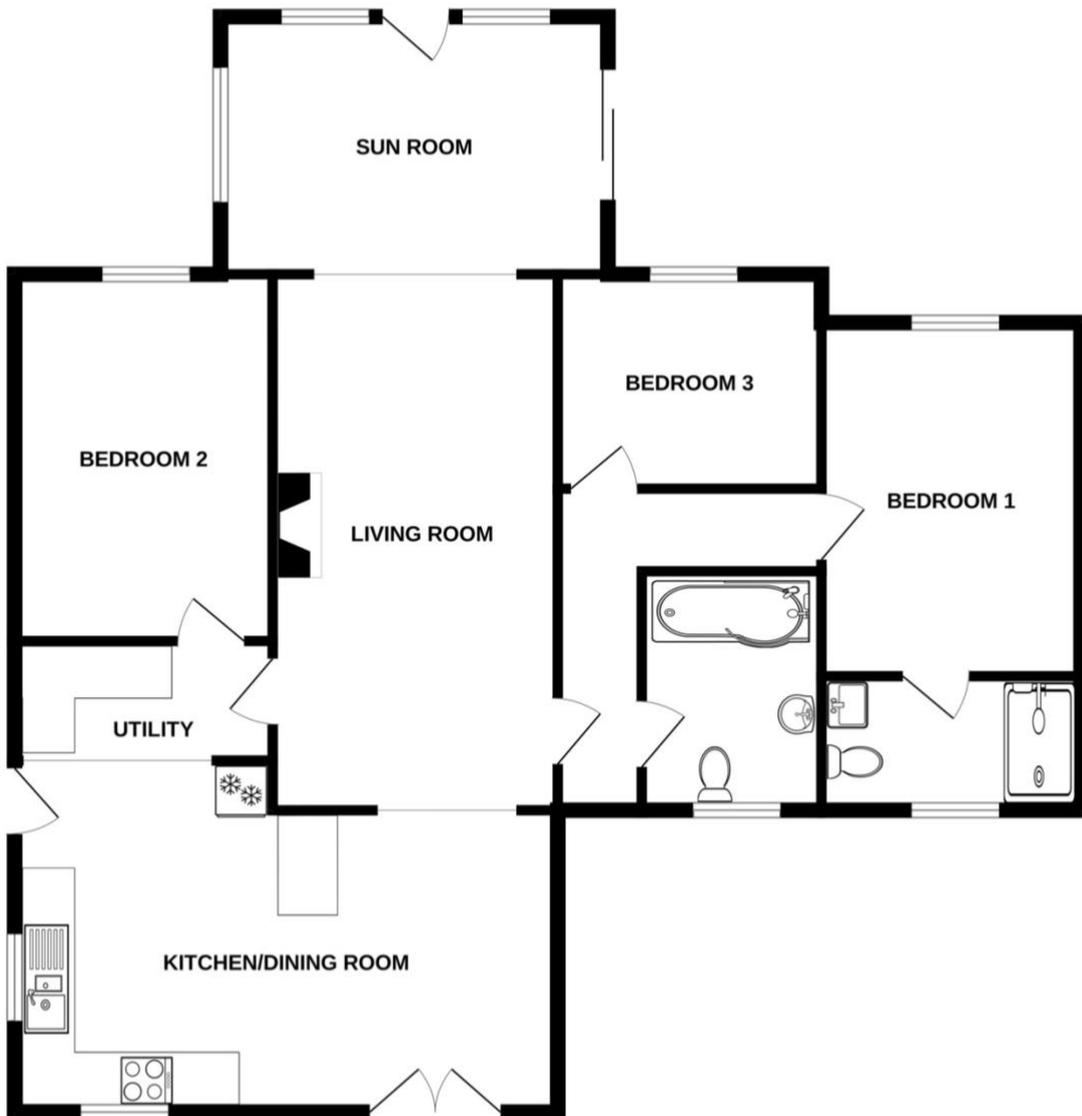




Rooms:

Kitchen/Diner:	6.22m x 3.48m (20'5" x 11'5")
Utility Area:	2.95m x 1.75m (9'8" x 5'9")
Bedroom 2:	4.22m x 2.95m (13'10" x 9'8")
Lounge:	6.38m x 3.43m (20'11" x 11'3")
Sun Room:	4.45m x 2.97m (14'7" x 9'9")
Bathroom:	2.64m x 1.93m (8'8" x 6'4")
Bedroom 3:	2.77m x 2.54m (9'1" x 8'4")
Bedroom 1:	4.06m x 2.97m (13'4" x 9'9")
Ensuite Shower Room:	2.16m x 1.52m (7'1" x 5')

GROUND FLOOR



<u>SERVICES:</u>	Mains electricity and water and drainage. Oil fired central heating.
<u>GARDENS, BARN and WATER:</u>	To the front of the property is a large lawned west-facing garden, with mature hedging and high fencing providing excellent privacy. A paved patio is ideally positioned to catch the evening sun. To the rear is a paved patio and graveled area overlooking agricultural land plus timber shed. Maintenance of the hedging is included in the rental figure.
<u>PARKING:</u>	Ample parking is provided on the gravel driveway.
<u>RENTAL:</u>	£2,900 per calendar month. Deposit: Equivalent to 6 weeks rent.
<u>ADDITIONAL COSTS:</u>	Utility bills (such as electricity and water 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.
<u>TERM:</u>	One year.
<u>CONDITIONS:</u>	No smokers or sharers. No pets.
<u>AVAILABLE:</u>	November 2025.
<u>VIEWING:</u>	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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