



Aquarius

Mares Pellees
Vale

SPACIOUS THREE-BEDROOM DETACHED BUNGALOW WITH GARDENS & PARKING

A spacious semi-detached three bedroom bungalow offering well-proportioned accommodation together with good-sized garden and parking for 2 cars.

The accommodation comprises an entrance hall, generous living room with bay window and feature fireplace, separate dining room opening into a conservatory, fitted kitchen and adjoining utility room. There are three bedrooms – each benefiting from fitted storage, together with a bathroom and separate shower room.

Externally, the property enjoys gardens to the front and rear, with the rear incorporating a large decked area which has been constructed over the former swimming pool. A workshop and pool house provide useful additional storage, while a driveway to the front provides parking for 2 cars.

One well-behaved pet considered.

LOCAL MARKET RENTAL

£2,600 pcm

- 3 Bedrooms
- Semi-detached bungalow
- 2 parking spaces
- Quiet location
- Near to supermarket
- Short walk to common and beaches

- TRP: 163
- Perry's Ref: 10D1
- What3Words: ///assorted.accent.held

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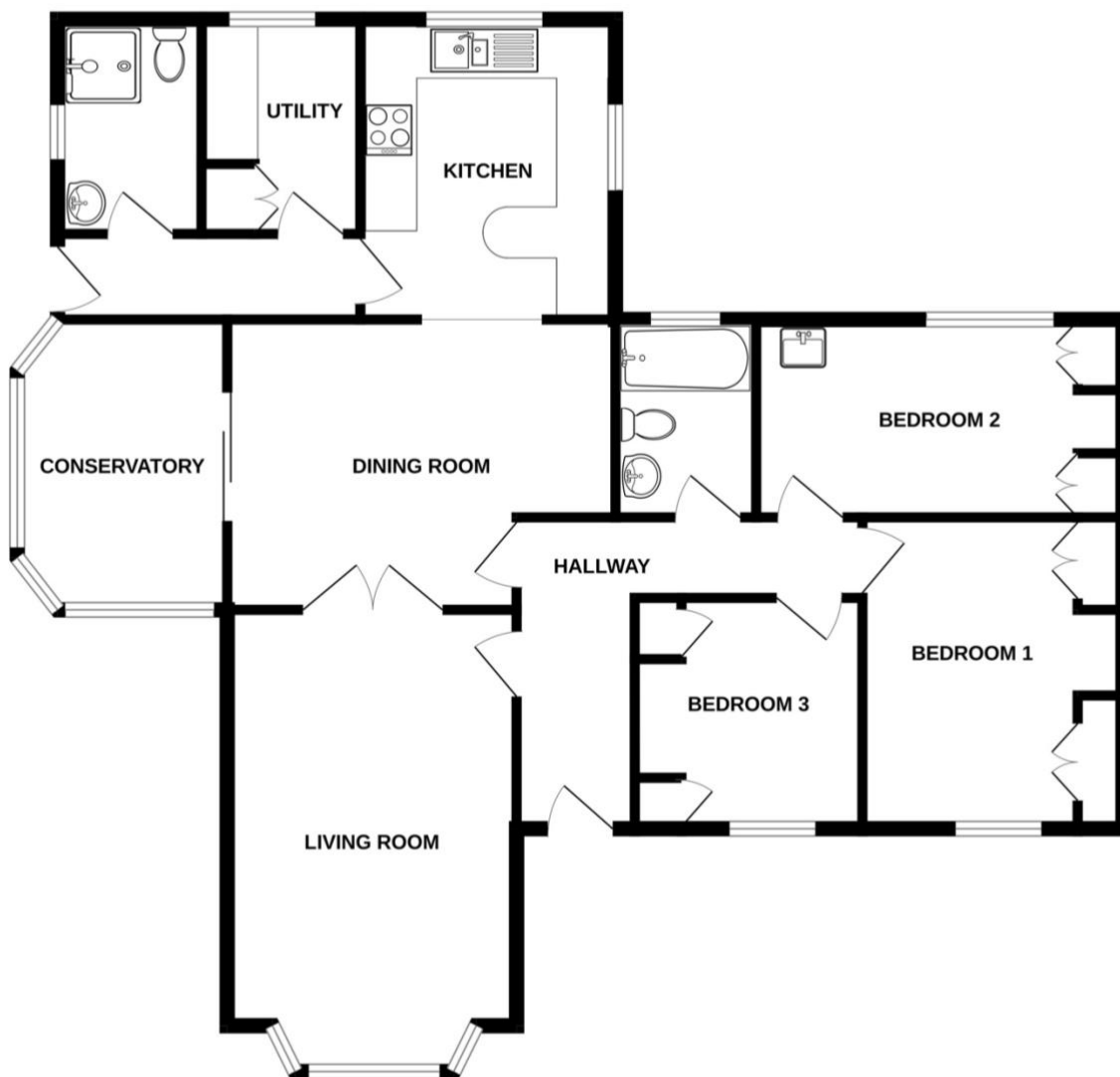


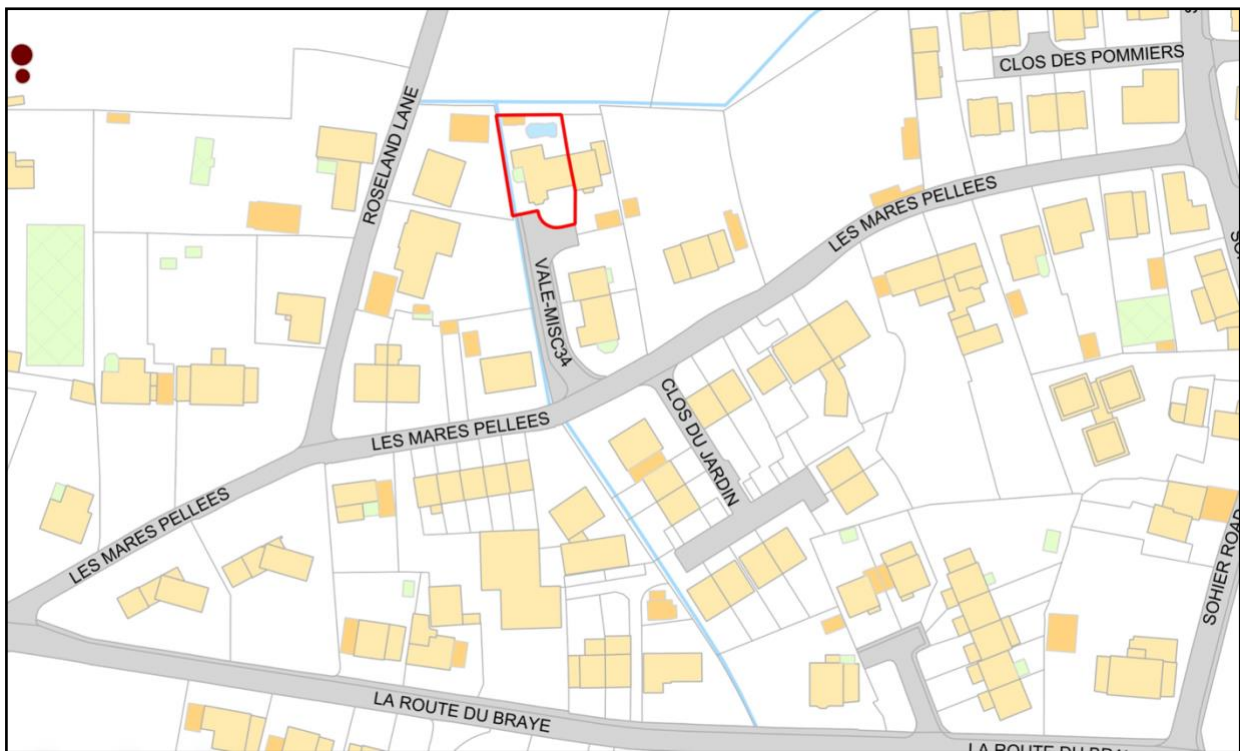


Rooms:

Entrance Hall:	3.18m x 1.39m + 4.12m x 0.83m (10'5" x 4'7" + 13'6" x 2'9")
Living Room:	4.87m x 3.33m (16' x 10'11")
Dining Room:	4.55m x 3.4m (14'11" x 11'2")
Conservatory:	3.4m x 2.82m (11'2" x 9'3")
Kitchen:	3.52m x 2.98m (11'7" x 9'9")
Utility:	2.27m x 1.85m (7'5" x 6'1")
Shower Room:	2.27m x 1.51m (7'5" x 4'11")
Bathroom:	2.32m x 1.65m (7'7" x 5'5")
Bedroom 1:	4.3m x 2.32m (14'1" x 7'7")
Bedroom 2:	3.65m x 3.05m (12' x 10')
Bedroom 3:	2.7m x 2.67m (8'10" x 8'9")

GROUND FLOOR





<u>SERVICES:</u>	Mains electricity, water and drainage. Oil fired central heating.
<u>PARKING:</u>	There is parking for up to 2 cars on the driveway.
<u>RENTAL:</u>	£2,600 per calendar month. Deposit: £2,600
<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, annual boiler service labour and insurance of personal possessions.
<u>TERM:</u>	One year.
<u>CONDITIONS:</u>	No smokers or sharers. One well-behaved pet considered.
<u>AVAILABLE:</u>	Immediately.
<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.