

Sunnily

5 Le Petit Frappier - Rue Des Marettes - St Martin

Price £3,500 pcm



REF: 1773

TRP: 210



- Semi detached Chalet bungalow available To Let.
- Situated on a small Clos in St Martin.
- Up to 5 bedrooms, 1 ensuite, 2 shower rooms, sun room.
- Lounge/diner, kitchen/breakfast room & utility.
- Rear garden, garage & parking to front.
- Perry's Guide - 30 A3.

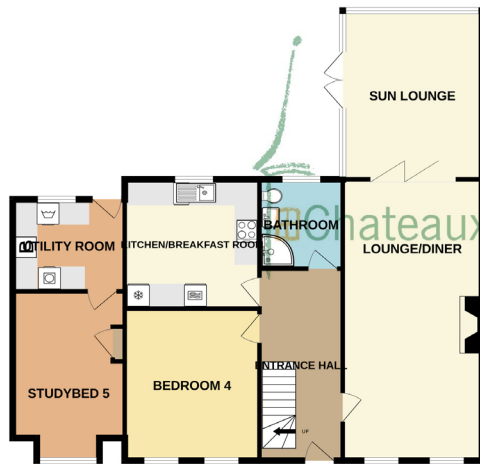
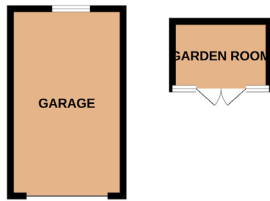




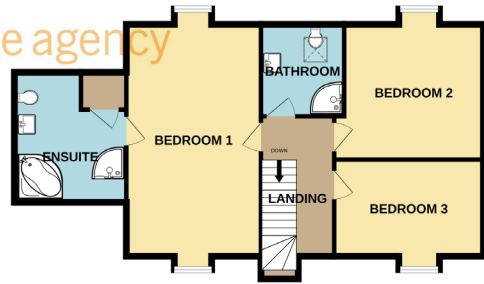








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

Part glazed entrance door to front. Stairs to first floor. Doors to lounge/diner, shower room, kitchen and bedroom 4. Radiator.

LOUNGE/DINER 7.45m (24'5") x 2.98m (9'9")

Great size room to relax and dine in with 2 windows to front. Feature fireplace with electric fire. Double glazed doors to conservatory. Radiator.

SUN ROOM 4.45m (14'7") Max x 3.56m (11'8")

Glazed to 2 sides set on low rendered walls with patio doors out to rear garden. Vaulted ceiling with Velux windows to either side. Radiator.

SHOWER ROOM 2.37m (7'9") x 2.21m (7'3")

Fitted with a 3 piece suite comprising corner shower cubicle, w.c and wash hand basin set in vanity unit with mirror over. Built in cupboards and shelving. Window to rear. Heated towel rail. Fully tiled walls and floor.

KITCHEN/BREAKFAST ROOM 3.54m (11'7") x 3.43m (11'3")

Fitted with wall and base units in Matt white with worktops over incorporating a inset stainless steel one and a half bowl sink and drainer grooves together with breakfast bar and up stands. Appliances include Neff eye level single oven and grill with combi oven over, Neff fridge/freezer, Neff Induction hob with Neff extractor fan over and Neff slimline dishwasher. Window to rear and door to utility. Radiator.

UTILITY 2.97m (9'9") x 2.43m (8'0")

Fitted with wall and base units with wood effect laminate worktops over incorporating a stainless steel single bowl sink and drainer unit. Appliances include Hotpoint washing machine and tumble dryer. Camray oil fired boiler. Window and 1/2 glazed door to rear. Radiator. Tiled floor. Doors to kitchen and bedroom 5.

BEDROOM 5 3.86m (12'8") x 2.9m (9'6")

Double bedroom with bay window to front. Cupboard housing incoming electrics. Radiator.

BEDROOM 4 3.86m (12'8") x 3.58m (11'9")

Double bedroom with 2 windows to front. Radiator.

FIRST FLOOR LANDING

Doors to bedrooms 1, 2 & 3 and shower room. Hatch to loft and Velux window to front.

BEDROOM 1 6.15m (20'2") x 3.56m (11'8")

Double bedroom fitted with an extensive range of bedroom furniture. Dormer windows with shutters to front and rear. Radiator. Door to ensuite bathroom.

ENSUITE BATHROOM 3.47m (11'5") x 2.93m (9'7")

Fitted with a 4 piece suite comprising large corner bath with seat, corner shower cubicle and w.c and wash hand basin set in vanity unit with illuminated mirror fronted cabinet over. Built in cupboard. Heated towel rail. Velux window to rear. Cupboard housing hot water cylinder and shelving. Fully tiled. Extractor fan.

SHOWER ROOM 2.44m (8'0") x 2.07m (6'9")

Fitted with a 3 piece suite comprising corner shower cubicle, wash hand basin set on vanity unit with illuminated mirror over and w.c. Heated towel rail. Velux to rear. Fully tiled walls and floor. Extractor fan.

BEDROOM 2 3.61m (11'10") x 3.56m (11'8")

Double bedroom with dormer window to rear. Fitted with a range of bedroom furniture. Radiator.

BEDROOM 3 4.21m (13'10") x 2.48m (8'2")

Single bedroom with dormer window to front. Fitted with a range of bedroom furniture. Radiator.

GARAGE 4.97m (16'4") x 2.99m (9'10")

Single garage with up and over door to front. Window to rear.

EXTERNAL FRONT

Brick paved parking area for 3 cars along with driveway to side providing access to rear garden and garage with added parking if needed.

REAR

Fully enclosed rear garden mainly laid to lawn with well established borders. Patio area ideal for alfresco entertaining. Access to garage and garden room. Double gates to side leading to front.

Chateaux Estate Agency is pleased to bring Sunnily to the rental market. An immaculately presented semi detached Chalet bungalow with up to 5 bedrooms, situated on a neat and select Clos of similar houses in the sought after parish of St Martins. This property offers comfortable living across 2 floors, which includes a spacious lounge/diner, sun room, fully equipped kitchen/breakfast room, utility, 2 shower rooms and up to 5 bedrooms with one ensuite bathroom. The house is completed by a private and fully enclosed rear garden, which is set to paving and lawn together with garden room and single garage. To the front is parking for 3 cars with extra to the side/rear of the property if needed. Internal viewing is highly recommended, call Chateaux today for further information or to book a viewing on 244544.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown, Oil Fired Boiler with Communal Oil Tank.

RENTAL INFO: £3,500 pcm, 1 month's rent deposit, children acceptable, pets considered, no sharers.

LISTED APPLIANCES: Neff eye level single oven and grill with combi oven over, Neff fridge/freezer, Neff Induction hob with Neff extractor fan over and Neff slimline dishwasher. Hotpoint washing machine and tumble dryer.

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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