

St Marie

Route De L'Eglise - Castel - GY5 7NB

Price £4,000 pcm



REF: **2479**

TRP: **254**



- A detached 3 bedroom modern house for rent.
- Located set back off the road along Route De L'Eglise.
- Comprises lounge, utility room, kitchen/day room & WC on the ground floor.
- Bathroom, master ensuite bedroom & 2 further bedrooms on the first floor.
- Parking for up to 6 cars, detached garage & patio garden.
- Available late September, rental term 1 year.
- Perry's Guide - Page 15 G3











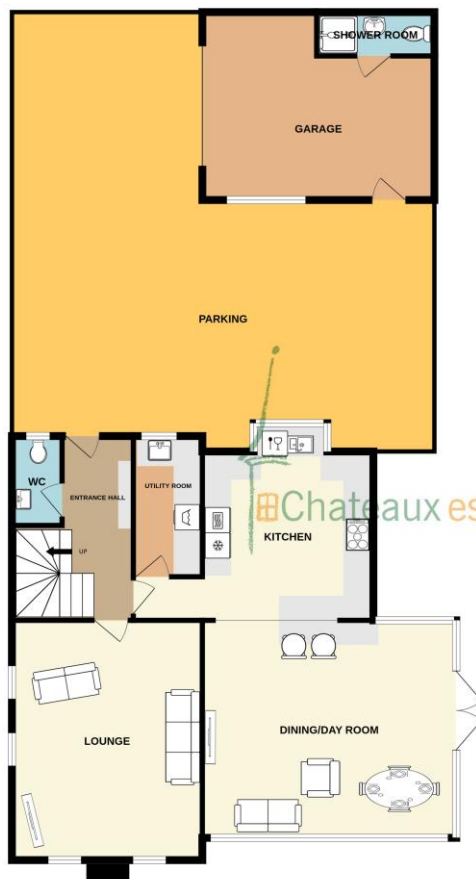








GROUND FLOOR



1ST FLOOR



ENTRANCE HALL

1/2 Glazed Upvc door into entrance hall with doors off to wc, lounge and inner lobby. Wooden staircase to first floor.

WC 2.2m (7'3") x 1.15m (3'9")

Fitted with a 2 piece suite in white comprising wash hand basin set on vanity unit and wc. Window to front. Electric boards & heating controls.

LOUNGE 5.5m (18'1") x 4.35m (14'3")

Nice size lounge with feature electric fireplace. 2 windows to side & 2 windows to rear.

INNER LOBBY

Doors to entrance hall and utility room. Opening to kitchen/day room.

UTILITY ROOM 3.3m (10'10") x 1.6m (5'3")

Fitted with a range of base units and worktops over, single bowl stainless steel sink, Bosch washing machine & Hotpoint tumble dryer. Window to front.

KITCHEN/DAYROOM 9.1m (29'10") Max x 5.8m (19'0") Max

Large amenity space great for entertaining in with a fully fitted kitchen with wall and base units in gloss cream with grey quartz worktops over, upstands and mirror splashbacks. 1 1/2 bowl stainless steel sink. Appliances include Siemens oven & combi oven, Miele induction hob with stainless steel extractor over, Hotpoint fridge/freezer & Hotpoint dishwasher. Large island/breakfast bar that opens out to the dayroom with space to dine and lounge, glazed to rear and side with bay window to front. Patio doors to side leading to garden.

STAIRS TO FIRST FLOOR LANDING

Illuminated wooden staircase leading up to the first floor landing. Doors to bathroom, & bedrooms 1, 2 & 3. Hatch to loft. Window to side.

BATHROOM 2.6m (8'6") x 2.25m (7'5")

Fully tiled and fitted with a four piece suite comprising a large spa bath, twin wash hand basins set on a vanity unit & WC. Window to front. Heated towel rail.

BEDROOM 3 3.2m (10'6") x 2.55m (8'4")

Single bedroom with window to front.

BEDROOM 2 3.95m (13'0") x 3.2m (10'6")

Double bedroom with a window to the front & rear, plus two windows to side (currently covered up).

BEDROOM 1 5.45m (17'11") Max x 4.35m (14'3")

Generous Master suite bedroom with a fully range of bedroom furniture including robes, chests & dressing table. Two windows to side & two to rear. Door to ensuite shower room.

ENSUITE SHOWER ROOM 2.1m (6'11") x 1.85m (6'1")

Fully tiled and fitted with a four piece suite comprising corner shower, twin wash hand basins on vanity unit & WC. Window to side. Heated towel rail.

GARAGE 5.34m (17'6") Max x 4.31m (14'2") Max

Good sized detached garage with electric roller door to front with Upvc door to side. Internal shower room comprising wash hand basin, shower cubicle & WC. Opening to a loft storage area.

EXTERIOR FRONT

Gated brick paved driveway with access to the garage, house and both sides of the property. Parking for up to 6.

SIDE

Lovely patio garden with summer house.

REAR

Giving maintenance access around the property.

Chateaux Estates are pleased to offer to the market "St Marie" to the rental market. A modern 3 bedroom house built in 2005/6 set back off of Route De L'Eglise in the popular parish of Castel. The property comprises Lounge, utility room, kitchen/dayroom and wc on the ground floor with a bathroom, master ensuite bedroom and 2 further bedrooms on the first floor. There is also a detached garage with a further shower room. To front you have a gated brick paved driveway with parking for up to 6 cars. To the side is a garden laid to patio with a summer house. Available from late September on a 1 year lease term, children & pets considered. To view please call 244544 today.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Heating: Oil Fired Boiler, Sewerage: Mains, Telephone: Landline, Broadband: Fibre

PRICE & Deposit: £4,000 pcm plus £4,000 deposit.

CHILDREN & PETS: Considered.

RENTAL TERM: 1 Year.

AVAILABLE FROM: Late September 2026.

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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