



A modern family house situated on the western outskirts of St Peter Port

Oaktrees, 14 The Hermitage, Les Croutes, St Peter Port, GY1 1QH

£2,300 pcm, Unfurnished
Available from the 15th February 2020



Lovely family home • Light and airy • Two parking spaces •
Close to local amenities • Within walking distance to town

About this property

The property offers light and spacious living with a large lounge/diner and conservatory. Finished to a very high standard and with the benefit of two parking spaces and a sheltered garden, this property will appeal to a professional couple seeking a practical and convenient home.

Useful Info: Mains water, electricity, gas and drainage and gas fired central heating.

Deposit: Equivalent to one months' rent, one and a half months' rent if you have a pet.

Appliances Include: Hotpoint ceramic hob, Hotpoint oven, Hotpoint fridge/freezer, Hotpoint dishwasher and Hotpoint washer/dryer.

Furnishing

Unfurnished

Regrets: No smokers or sharers. Children and pets accepted by negotiation with the landlord.

Directions

Heading down Les Croutes towards Route Isabelle the Clos is located on the left hand side before the turning into Route Isabelle. The property is located

at the end on the left hand side.
Perry's Guide Ref: 24D1

Local Information

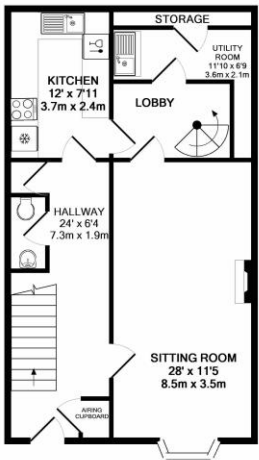
A local market property in Guernsey which can only be occupied by those who are locally qualified or hold a current local permit.

Viewing

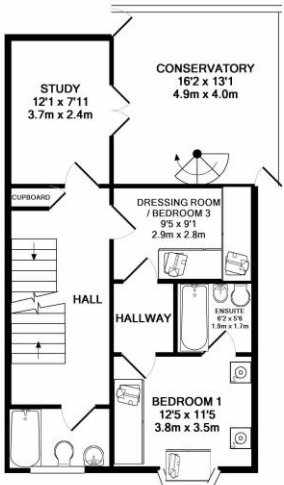
All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.
Telephone: +44 (0) 1481 713 463.



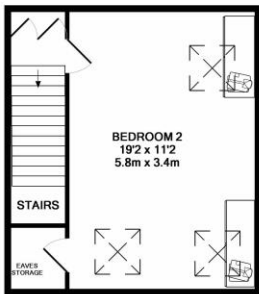




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019

Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges to go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).
Hard copy available on request. . 20191119HOBK

