



# Family home in a very convenient & quiet location

**Clos Du Ruisseau, La Grande Route De St Martin, St. Martin, Jersey, JE36UU**

£2,950 pcm,  
Available from June 2020





**Three bedrooms, one bathroom, 1 reception, plenty of storage • Ideal family house in a convenient area • Very private and in immaculate condition throughout • Good sized garden and patio area, safe for children and pets • Single garage and parking for 3 cars**

#### Local Information

The property is situated off La Grande Route De St Martin in the Maufant area. Midvale Stores and a Coop Locale are a two minute drive away. The Durrell wildlife reserve is only one mile away. St Michael's, FCJ and Grainville schools are five minutes' drive and it lies within the catchment area for St Martins primary school. St Helier is only a ten minute drive away or can be reached via frequent bus service on St Martins main road.

#### About this property

4 Clos Du Ruisseau is a detached home, on a large corner plot on a clos of approximately 40 other similar homes which were completed in 2008.

The property comprises 3 double bedrooms, the master bedroom has generous fitted wardrobes and other fitted bedroom furniture, house bathroom with bath and a shower above, lounge with real fire and with doors into the garden, large contemporary kitchen/diner with wall mounted flat screen tv and access to the garden, cloakroom, storage cupboard in the hall, attic storage.

The property is an appealing choice for families.

#### Outside

Private and safe enclosed garden with electric gates. Lawn and

large patio area with hot tub. Single garage and parking for 2-3 cars.

#### Services

All mains electric with comfort heating domestic tariff with the JEC. Kitchen and hall way has under floor heating. Mains drains, Mains water. Fibre Internet connectivity. The House is also CAT 6 cabled including the garage and has cabled ceiling speakers in most rooms. All cables go to a central comms area.

There are four automatic light zones of exterior garden lighting (around the house, entertaining area, flowerbeds, driveway and gates). Electric gates and garage door.

#### Restrictions

Unfurnished. One month's rental deposit. Children are welcome and pets by arrangement. No smoking.

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through sole agent Savills Jersey Office. Telephone: +44 (0) 1534 722 227.







Clos Du Ruisseau, La Grande Route De St Martin, St. Martin, Jersey, JE3

Gross Internal Area 1038 sq ft, 96.4 m<sup>2</sup>



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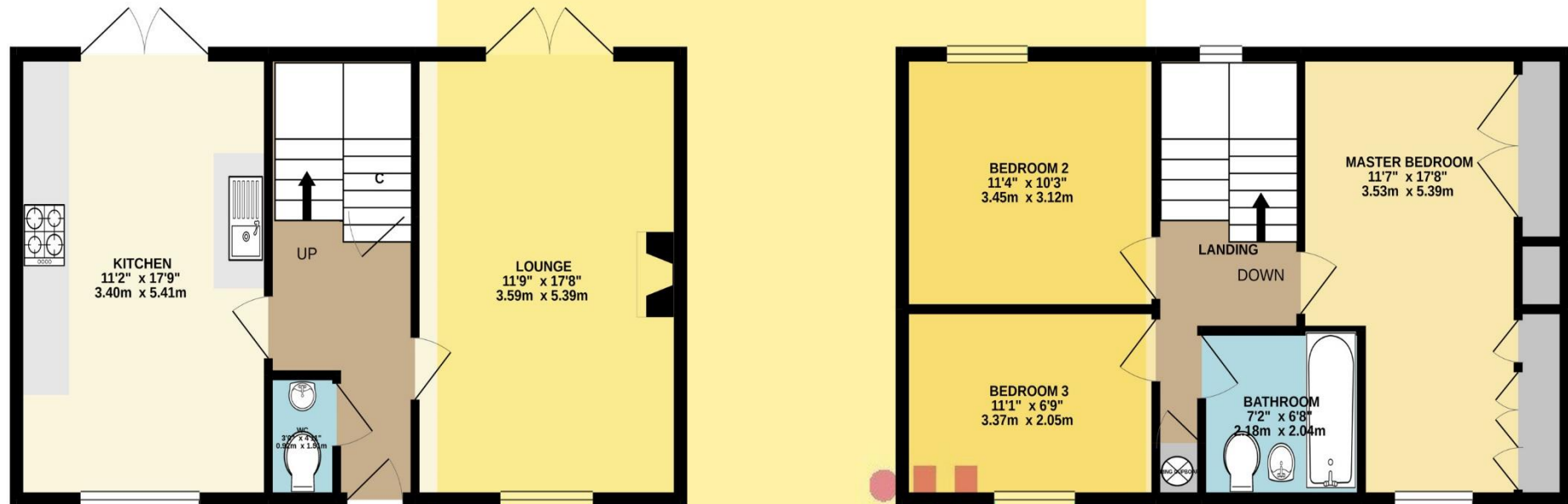
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Jersey

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GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

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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\*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. . 20200523SARK

