



## Bon Air

Route de Carteret | Castel | GY57YS

This wonderful family home is located in an envious west coast position with Cobo Beach and its neighbouring amenities just a short stroll from the front door. Accommodation comprises lounge, dining room, kitchen/breakfast room, four bedrooms and two bathrooms. To the rear of the property is a low maintenance, good-sized south facing garden. The brick paved driveway provides parking for at least two vehicles. Regret no smokers or sharers. Pet may be considered by the Landlord. Available immediately.

**£3,100 pcm**

SOLE  
AGENT

4 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

Shields  
& Rutland

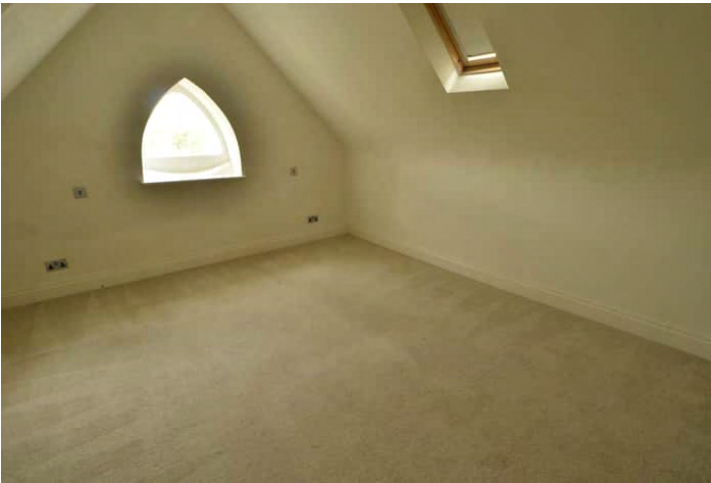


PHOTOS





PHOTOS

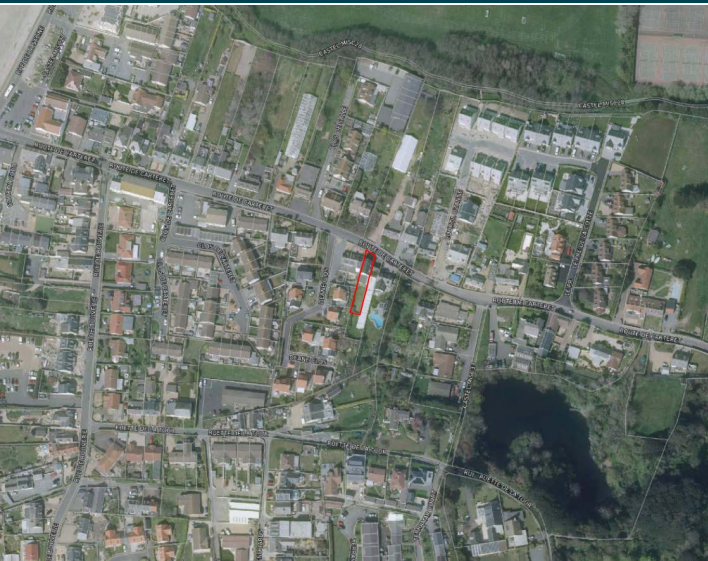




PHOTOS



# SPECIFICATIONS



## Entrance Hall

13.30m x 1.25m (43' 8" x 4' 1")

## Kitchen

4.75m x 3.85m (15' 7" x 12' 8")

## Dining Room

4.20m x 4.05m (13' 9" x 13' 3")

## Lounge

4.27m x 4.20m (14' 0" x 13' 9")

## First Floor Landing

5.06m x 1.79m (16' 7" x 5' 10")

## Family Bathroom

2.38m x 2.30m (7' 10" x 7' 7")

## Master Bedroom

5.08m x 4.20m (16' 8" x 13' 9")

## En-suite Bathroom

1.66m x 1.35m (5' 5" x 4' 5")

## Bedroom 4

2.75m x 2m (9' 0" x 6' 7")

## Second Floor Landing

4.20m x 0.90m (13' 9" x 2' 11")

## Bedroom 2

4.27m x 3.40m (14' 0" x 11' 2")

## Bedroom 3

3.38m x 3.15m (11' 1" x 10' 4")

## Garden

To the rear of the property is a low maintenance, good-sized south facing garden.

## Parking

The brick paved driveway provides parking for at least two vehicles.

## PRICE INCLUDES

Curtains, carpets and light fittings.

## SPECIAL FEATURES

- Spacious accommodation
- West coast location
- South-facing garden

## SERVICES

Mains drain, water, electricity and gas.

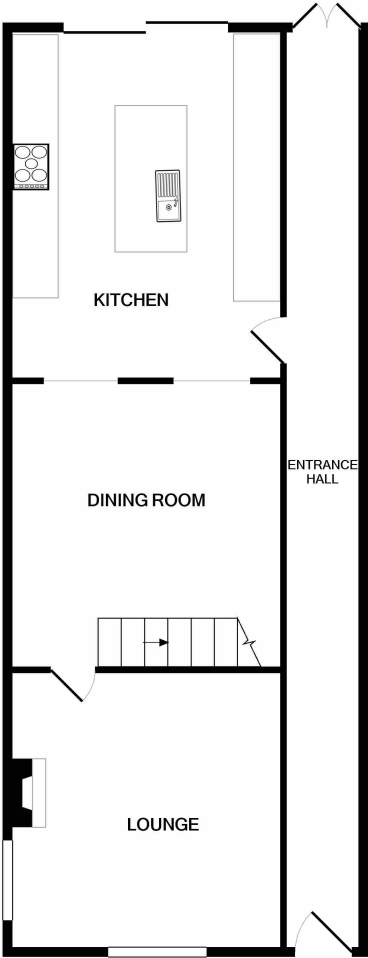
## APPLIANCES INCLUDED

- Rangemaster oven
- Extractor fan
- Dishwasher
- Fridge/freezer

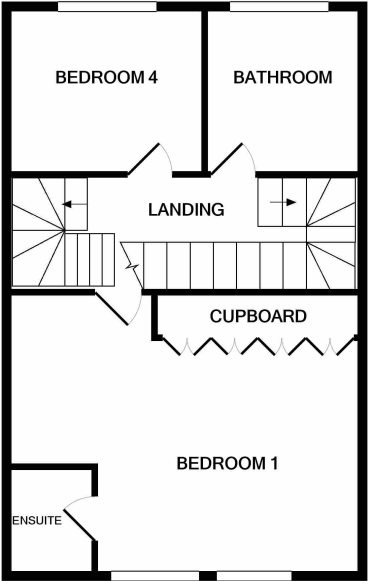
## SCHOOL CATCHMENT

La Mare de Carteret Primary and Les Varendes High School

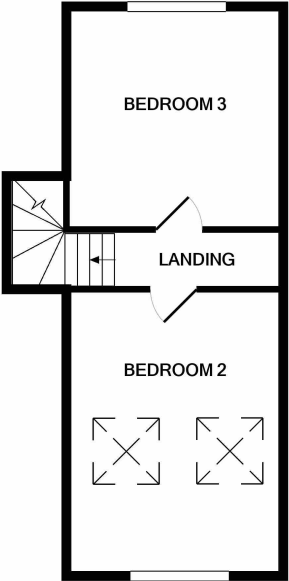
FLOORPLAN



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  
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