



## Notre Bijou

8 Le Mont Terrace | Brock Road | St Sampson | GY24HY

This spacious three bedroom cottage is located within walking distance of both Delancey Park and the Bridge amenities. Having been recently decorated throughout this charming property offers lounge/dining room, kitchen/breakfast room, rear hall/utility, three bedrooms, shower room and a newly fitted bathroom. To the front of the property is a low maintenance gravelled area with a side path leading to the rear patio courtyard. There is parking for several cars at the rear and 23hr on road parking to the front. Available immediately. Not suitable for young children. Pets permitted at landlord discretion. No smokers or sharers.

**£2,350 pcm**

**3 BEDROOMS**

**2 BATHROOMS**

**2 RECEPTIONS**

**Shields  
& Rutland**



PHOTOS





PHOTOS

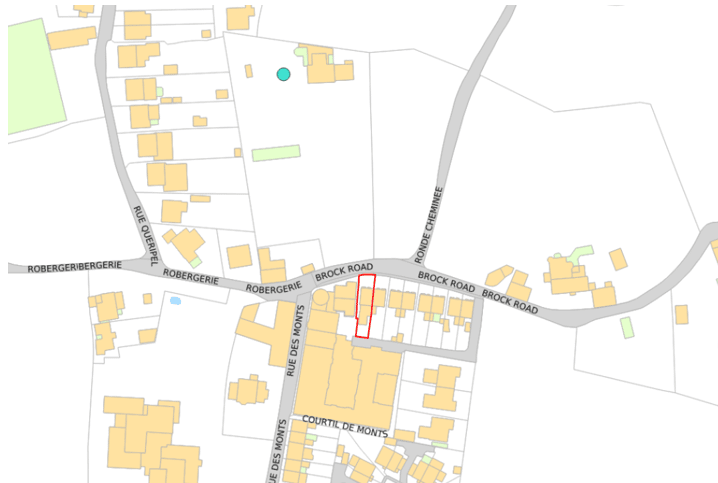




PHOTOS



# SPECIFICATIONS



### Entrance Hall

2.65m x 0.94m (8' 8" x 3' 1")

### Lounge

4.07m x 3.22m (13' 4" x 10' 7")

### Dining Room

4.89m x 2.98m (16' 1" x 9' 9")

### Kitchen/Breakfast Room

3.86m x 3.04m (12' 8" x 10' 0")

### Utility Room

2.54m x 1.72m (8' 4" x 5' 8")

### Bedroom 3

3.34m x 2.71m (10' 11" x 8' 11")

### Shower Room

1.59m x 1.45m (5' 3" x 4' 9")

### First Floor Landing

2.96m x 1.81m (9' 9" x 5' 11")

### Master Bedroom

3.34m x 3.22m (10' 11" x 10' 7")

### Bedroom 2

3.09m x 2.38m (10' 2" x 7' 10")

### Bathroom

2.18m x 1.70m (7' 2" x 5' 7")

### Garden

To the front of the property is a low maintenance gravelled area with a side path leading to the rear patio courtyard.

### Parking

There is parking for several cars at the rear and 23hr on road parking to the front.

### PRICE INCLUDES

Curtains, carpets and light fittings

### SPECIAL FEATURES

- uPVC double glazed
- Good storage
- Low maintenance
- Convenient location
- Fireplace with log burner

### SERVICES

Mains water, electricity and drainage. Gas central heating.

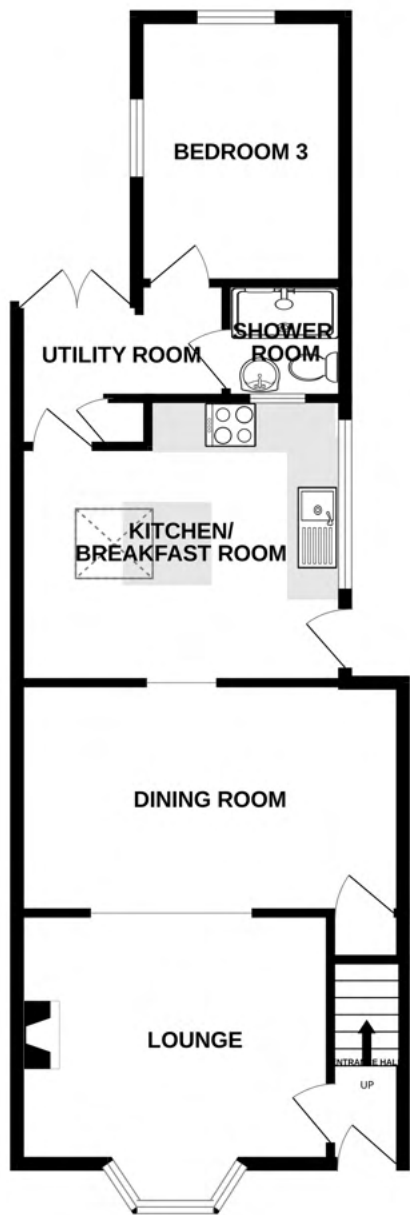
### APPLIANCES INCLUDED

- Neff hob
- Neff extractor fan
- Microwave
- Neff fan oven
- Neff American style fridge/freezer
- Neff dishwasher
- Bosch washing machine
- Bosch tumble dryer

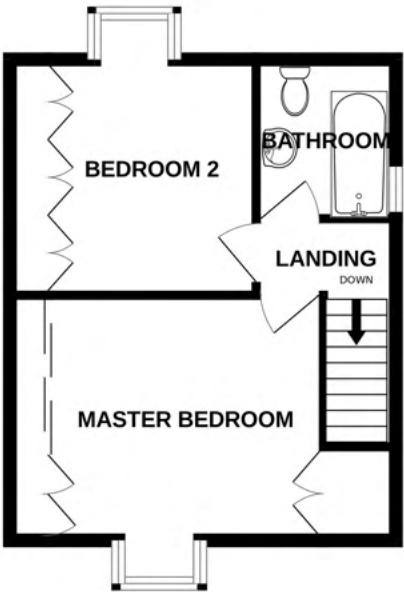
### SCHOOL CATCHMENT

St Sampson High School

GROUND FLOOR



1ST FLOOR



NOTRE BIJOU

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.  
Made with Metropix ©2025