

£1,550  
pcm





### Features

- Ideally Located Close To The Bridge
- No Children or Pets
- On Street Parking Nearby
- Available From 16th February
- All Services Included In Rent

## Summary of Property

A self-contained wing located on Church Lane in St Sampson, ideally positioned next to all Bridge amenities and within easy reach of shops, services, and public transport. This well-presented unit is best suited to a single occupant and, regrettably, is not suitable for children or pets. The accommodation comprises a private bathroom and a thoughtfully arranged living space where the kitchen, lounge, and bedroom areas are subtly divided by internal partition walls, creating distinct zones while maintaining an open and airy feel. The tenant will also have use of a garden area located to the rear of the main house garden, by arrangement with the owners. While there is no allocated parking with the wing, ample on-street parking is available nearby. All service bills are included within the rent, offering convenient and predictable monthly outgoings. The property will be available from 16th February 2026. For further information or to register interest, please contact Cranfords on 243878 and ask for Jake in the rental department.

## Room Descriptions

### Entrance Hall

7' 2" x 3' 1" (2.18m x 0.94m)

### Kitchen-Lounge-Bedroom Area

Kitchen - 4'1" x 4'

Appliances include - Hotpoint 4 ring hob and double oven, Hotpoint washing machine, Hotpoint tumble dryer, Igenix Fridge and Freezer.

Lounge Area - 17'1" x 9'1"

### Bathroom

7' 1" x 4' 1" (2.16m x 1.24m)

• Price Includes -  
Floor coverings, curtains/blinds, appliances and light fittings.

Possession -  
By arrangement.

Viewing -  
Strictly by appointment.

Please Note -  
If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.



## Material Information

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



# Floorplan

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These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.

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