

Confidential Instruction



SOLE
AGENT

Confidential

St Peter Port | Guernsey |

This immaculately presented three bedroom family home is situated within a quiet, modern development and is located on the outskirts of the town centre with shops and restaurants nearby. Accommodation comprises entrance hall, kitchen/diner, lounge, three bedrooms (with en-suite to master), bathroom and WC. To the front of the property is an enclosed, low maintenance patio area. There is secure, underground parking for two cars. Regret no smokers. Small pet may be considered by the landlord. Available start of December 2025.

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

£3,200 pcm

Shields
& Rutland

Entrance Hall

2.48m x 1.17m (8' 2" x 3' 10")

Kitchen/Diner

5.23m x 4.68m (17' 2" x 15' 4")

Lounge

4.79m x 4.33m (15' 9" x 14' 2")

WC

1.64m x 0.96m (5' 5" x 3' 2")

First Floor Landing

5.09m x 1.13m (16' 8" x 3' 8")

Bedroom 2

3.87m x 3.74m (12' 8" x 12' 3")

Bedroom 3

3.59m x 3.54m (11' 9" x 11' 7")

Bathroom

2.72m x 1.68m (8' 11" x 5' 6")

Cylinder Cupboard

1.45m x 0.96m (4' 9" x 3' 2")

Utility Cupboard

0.97m x 0.62m (3' 2" x 2' 0")

Second Floor Landing

2.26m x 1.27m (7' 5" x 4' 2")

Master Bedroom

5.43m x 3.48m (17' 10" x 11' 5")

Ensuite

1.72m x 1.39m (5' 8" x 4' 7")

Garden

To the front of the property is an enclosed, low maintenance patio area.

Parking

There is secure underground parking for two vehicles.

PRICE INCLUDES

Curtains/blinds, flooring/carpet and light fittings

SPECIAL FEATURES

- Light and spacious accommodation
- Convenient town location
- Modern development
- Secure parking

SERVICES

Mains water, electricity and drainage.

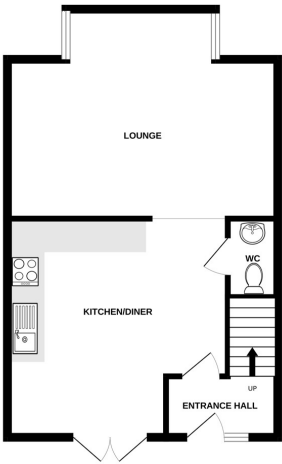
APPLIANCES INCLUDED

- Neff induction hob
- Neff oven
- Neff microwave
- Neff fridge/freezer
- Neff dishwasher
- Washing machine

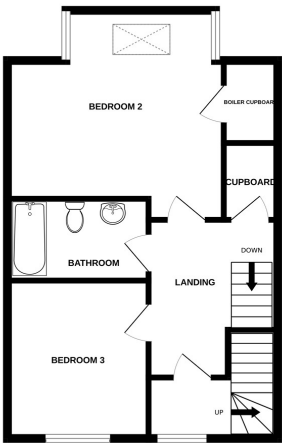
SCHOOL CATCHMENT

Amherst Primary School and Les Varendes High School

GROUND FLOOR



1ST FLOOR



2ND FLOOR

