



## No 15 Allanson Court

Les Bas Courtils Road, St. Sampson, Guernsey,  
Channel Islands, GY2 4BP

🛏️ x3 🚿 x2 PERRYS 10D5 TRP 155

- Contemporary brand new home
- Spacious open-plan living area
- Three double bedrooms
- Primary bedroom with four-piece ensuite
- Study/nursery space
- Enclosed garden and parking for two cars
- Available end of June 2026
- £3,350 deposit

**£3,350pm**

**RENTAL - LOCAL MARKET**

**swoffers**



[rentals@swoffers.co.uk](mailto:rentals@swoffers.co.uk) | 01481 721757

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





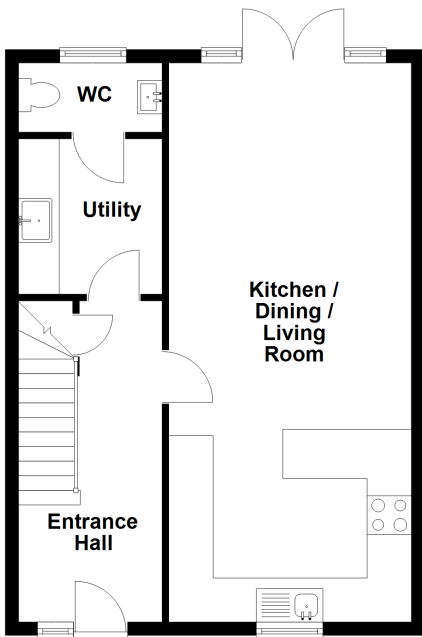




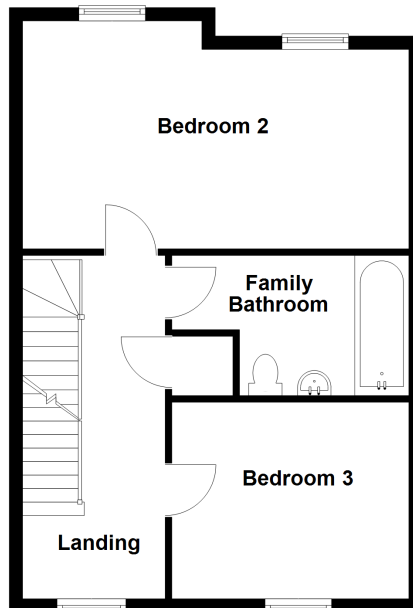




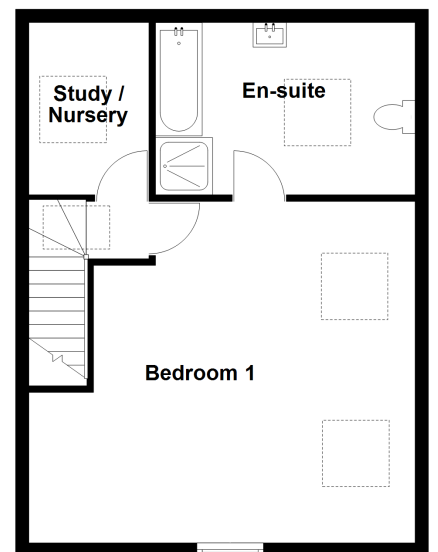
**Ground Floor**



**First Floor**



**Second Floor**



## About No 15 Allanson Court

A stunning contemporary three-bedroom home, part of a brand new development in an excellent location with easy access to St Sampson's and Town. 'No 15 Allanson Court' boasts spacious, light-filled interiors designed for modern living. The ground floor features an open-plan kitchen / dining / living area, extending to a private, low-maintenance rear garden. A WC adds to the convenience. Upstairs, the home offers three well-proportioned bedrooms, a study/nursery, and a stylish four-piece ensuite. A contemporary family bathroom serves the additional rooms. Externally, the property benefits from an enclosed garden and parking for two cars. Available for a minimum one year term from the end of June 2026. Unfurnished. Regret no pets. £3,350 deposit.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Hall

17'6" x 6'9" (5.33m x 2.06m)  
Understairs storage cupboard.

##### Kitchen / Dining / Living Room

29' x 11'2" (8.84m x 3.4m)

##### WC

6'1" x 3'4" (1.85m x 1.02m)

#### FIRST FLOOR

##### Landing

17' x 6'9" (5.18m x 2.06m)

##### Bedroom 2

18'5" x 11'6" (5.61m x 3.5m)

##### Family Bathroom

10'2" x 5'10" (3.1m x 1.78m)

##### Bedroom 3

11'7" x 11'2" (3.53m x 3.4m)

#### SECOND FLOOR

##### Landing

5'2" x 5'7" (1.57m x 1.7m)

##### Study / Nursery

10'1" x 8'5" (3.07m x 2.57m)

##### Bedroom 1

16'10" (5.14) x 14'8" (4.47) to eaves

##### Ensuite Bathroom

10'1" x 8'10" (3.07m x 2.7m)

#### Appliances

Integrated Siemens five-ring induction hob with extractor over, integrated Siemens oven and grill, integrated Siemens fridge, integrated Neff dishwasher and integrated washing machine.

#### Furnishings

Unfurnished but with appliances as listed and window coverings as seen.

#### OUTSIDE

To the front there is allocated parking for two cars and a fitted electric car charging point. To the rear the property offers a paved patio and grass area with a storage shed.

#### Term

One year minimum.

#### Services

Mains electric, water and drainage. Electric central heating.

#### Available

End of June 2026.

#### Rent

£3,350 per month.

#### Deposit

£3,350.

**swoffers**



[rentals@swoffers.co.uk](mailto:rentals@swoffers.co.uk) | 01481 721757

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.