



La Colline

Les Vardes, St. Peter Port, Guernsey, GY1 1BH

🛏 x3 🚿 x2

- Beautiful detached 3 bedroom home
- Outskirts of St Peter Port, walking distance to town
- Low maintenance garden and parking for two cars
- High quality finish throughout
- Built in wardrobes in all bedrooms
- Rent £3,375 inclusive of garden and window maintenance
- Deposit £6,750

£3,375pm

RENTAL - LOCAL MARKET

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





About La Colline

La Colline is a beautiful detached modern home, recently completed mid-2025. The property is situated on the outskirts of St Peter Port, walking distance to the town centre and East coast cliff paths. Ground floor comprises of WC, separate utility, spacious kitchen/dining room and living room. First floor accommodation offers two double bedrooms one with en-suite, a smaller third bedroom and family bathroom. All bedrooms have built in wardrobes. The property has been finished to a high standard throughout to include Kardean/Moduleo flooring and Quartz kitchen worktops. Externally there is a low maintenance lawn and patioed garden with parking for 2 cars. Ideal for a professional couple or small family, pets MAY be considered on a case by case basis. Please note that these photographs are taken from the property next door which is identical.

Rent £3,375 per month inclusive of monthly lawn mowing in summer months/hedge cutting, quarterly window cleaning, annual gutter cleaning.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

14'9" x 5'2" (4.5m x 1.57m)
Multiple understairs storage cupboards.

WC

4'11" x 4'9" (1.5m x 1.45m)

Utility Room

5'6" x 9'6" (1.68m x 2.9m)

Open Plan Kitchen / Dining

9'5" x 23'6" (2.87m x 7.16m)
Grey kitchen wall and base units with kitchen island.

Lounge

13'8" x 10'9" (4.17m x 3.28m)

FIRST FLOOR

First Floor Landing

3'5" x 9'5" (1.04m x 2.87m)

Cupboard

3'5" x 5'1" (1.04m x 1.55m)
Housing hot water cylinder.

Bedroom 1

17'7" x 4'5" (5.36m x 1.35m)
Run of fitted wardrobes.

Ensuite Shower Room

4'10" x 6'6" (1.47m x 1.98m)

Family Bathroom

5'6" x 6'7" (1.68m x 2m)

Bedroom 3

7'8" x 10'6" (2.34m x 3.2m)

Bedroom 2

14'10" x 10'3" (4.52m x 3.12m)

Appliances

Hotpoint washing machine, Hotpoint tumble dryer, Integrated Neff fridge / freezer, Neff single oven, Neff micro-wave combi oven, Neff dishwasher, Bora four ring hob and extractor fan.

Furnishings

Unfurnished with appliances as listed and window coverings as seen.

Outside

Externally to the rear there is a low maintenance lawn and patioed garden with parking for 2 cars

Term

One year minimum.

Services

Mains electric, water and drainage. Electric underfloor heating throughout.

Available

1st September 2026.

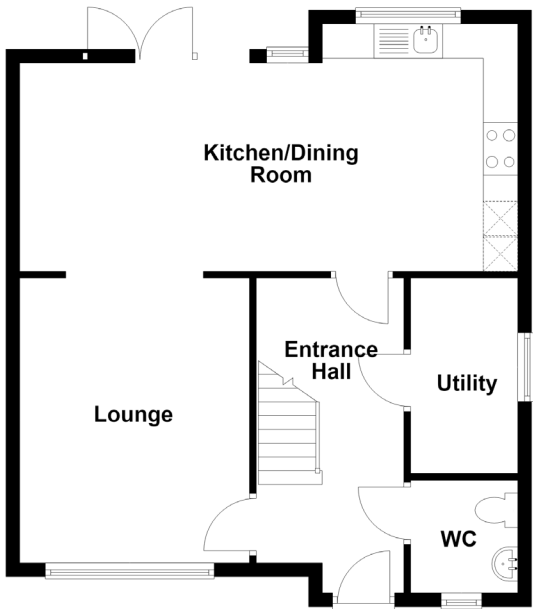
Rent

£3,375.

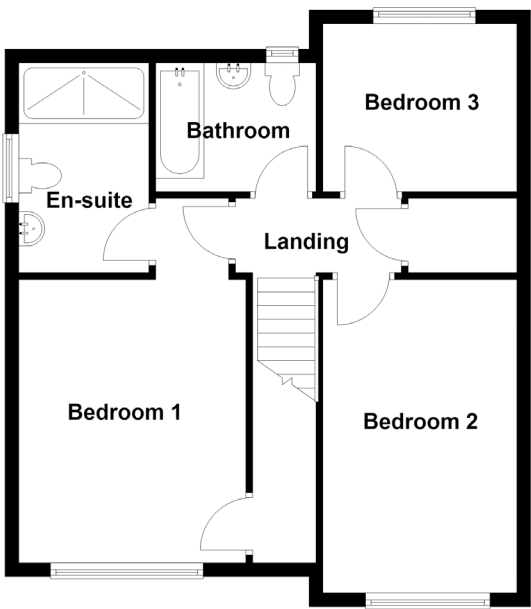
Deposit

£6,750.

Ground Floor



First Floor



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