



# Zinnia

New Paris Road, St Peter Port, GY1 2BS

£2,500pm

LOCAL MARKET RENTAL

SOLE AGENT

Covering three floors Zinnia provides comfortable modern accommodation.

Offering 2 bedrooms with the main bedroom ensuite, the sitting room is located on the first floor while on the ground floor is a spacious kitchen/dining/living room with doors leading to the enclosed, sheltered patio. Located within an easy walk of Town this modern home also benefits secure parking for 2 cars.

School catchment: Amherst Primary and Les Varendes

## Key facts



- Modern terraced home
- Spacious reception space
- Garden and parking for 2 cars
- Regret no smokers.  
Pets negotiable
- Available January 2026

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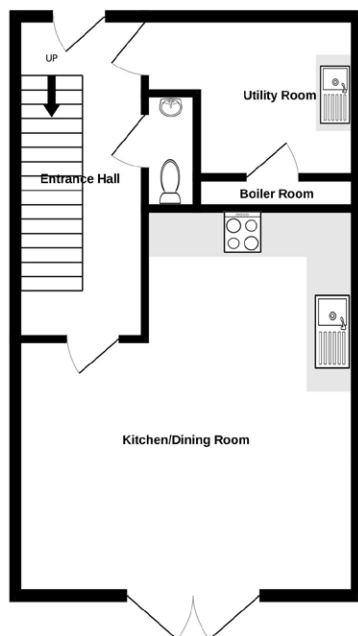




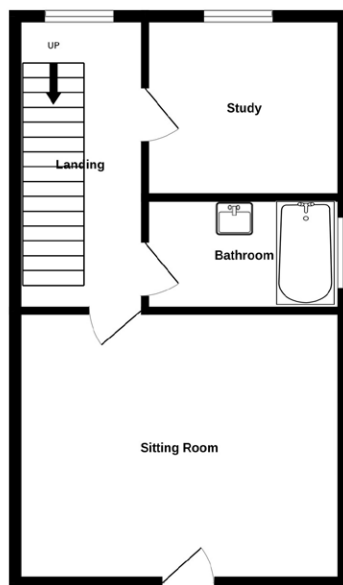


## Floorplan

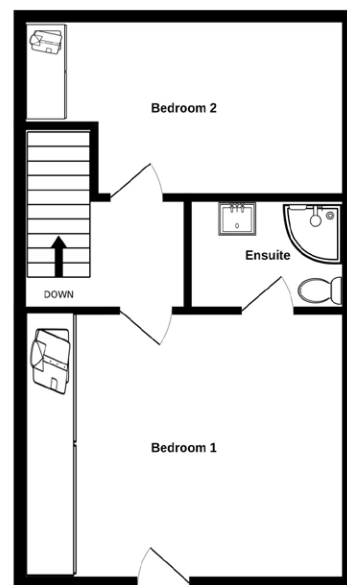
GROUND FLOOR



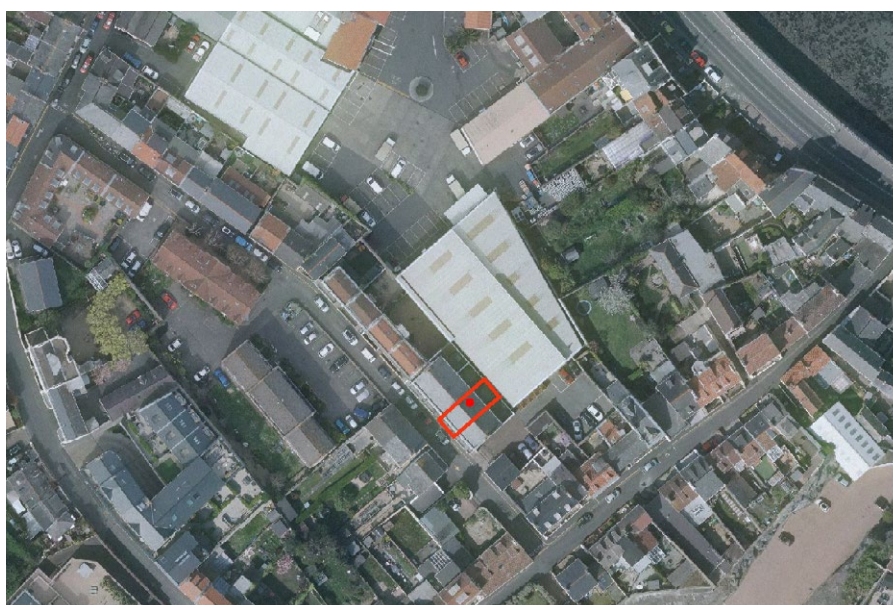
1ST FLOOR



2ND FLOOR



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## GROUND FLOOR

## Entrance hall

15'3 x 6'3 (4.6m x 1.9m)

## Utility room

6'2 x 5'9 (1.9m x 1.8m)

## APPLIANCES

- Bosch washing machine
- Hotpoint tumble dryer

Kitchen/dining/  
living area

16'3 x 16'3 (4.9m x 4.9m)

## APPLIANCES

- Neff oven
- Hob
- Dishwasher
- Fridge/freezer
- Falmec extractor

## FIRST FLOOR

## Landing

15' x 3'5 min (4.6m x 1m)

## Sitting room

16'3 x 12'7 (4.9m x 3.9m)

## Bathroom

8'1 x 5'4 (2.5m x 1.6m)

## Study

9' x 8'6 (2.7m x 2.6m)

## SECOND FLOOR

## Landing

5'6 x 3'8 (1.7m x 1.1m)

## Bedroom 1

16'3 x 12'4 (9m x 3.8m)

Ensuite shower  
room

7'8 x 5'4 (2.4m x 1.6m)

## Bedroom 2

14'2 x 8'8 (4.3m x 2.7m)

## EXTERIOR

Located at the end of the terrace, electric gates with key code entry open to a secure parking area where there is parking for 2 cars numbered "3". Wooden storage shed. At the rear of the property is a paved patio which is enclosed by high walls.

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, main drainage, underfloor heating on the ground floor and radiators on the 1st and 2nd floors, uPVC double glazing.

The property is fitted with a Greenwood Airvac MVHR system that extracts stale air from the bathrooms, utility room, and kitchen, passes it through a heat recovery unit in the loft and uses the recovered heat to warm fresh air drawn in from outside before supplying it to the lounge and bedrooms.

**Finding the property:** Driving along the one way New Paris Road, Zinnia is the second to last house on the left hand side

**Perry's ref:** 3 L3

**what3words:** divider.pitchers. surviving

## LEASE

**Term:** 1 year minimum

**Rent:** £2,500 per month

**Deposit:** Equivalent to 1½ months rent

**Available:** January 2026

**Restrictions:** Regret no smokers. Pets by negotiation

**Additional costs:** Electricity, water and insurance on personal possessions

**Personal References:** From two professional people over 21 years of age, unrelated to the prospective tenant and who have known the prospective tenant for at least three years and can vouch for the prospective tenant's good character and suitability as a tenant.

**Confirmation of affordability:** We will require a copy of your current contract of employment, or a suitable letter from your employers HR department, confirming your employment inclusive of salary. We also request three months bank statements.

**Proof of identity:** Copy or sight of passport or driver's licence and last three utilities bills.

**Housing licence (if applicable):** Proof that a housing licence has been granted. A housing licence will be required for each individual if the property is to be occupied by persons that are not your immediate family.

## CONTACT OUR RENTALS TEAM



Cathy



Jess



Charlie



Debbie



Jill