

Holly House

£3,250pm

Upper St Jacques, St. Peter Port, GY1 1SU

LOCAL MARKET RENTAL **SOLE AGENT**

A beautifully presented three-bedroom property, offering contemporary and spacious accommodation throughout.

The property boasts a stylish open-plan kitchen, dining, and living area.

The first floor comprises two well-proportioned bedrooms and a modern family bathroom, while the second floor is dedicated to an impressive master bedroom complete with its own en-suite shower room.

Externally, the property further benefits from a secure rear garden, a shed for extra storage and two allocated parking spaces conveniently located to the rear of the property.

Key facts

3 2 1

- Beautifully presented three-bedroom home
- A bright and airy open-plan kitchen, dining, and living space
- Secure rear garden and two allocated parking spaces located to the rear of the property.
- Regret no smokers, or pets
- Available beginning of August 2026

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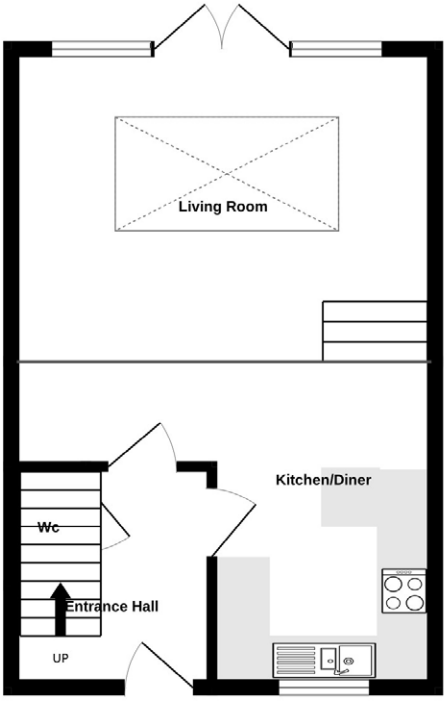
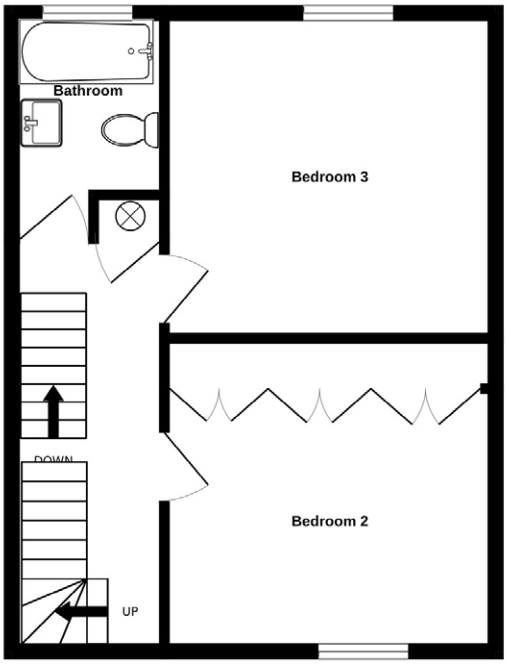
Floorplan

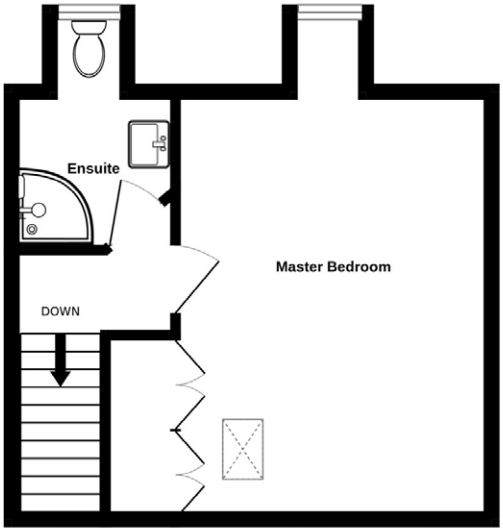
GROUND FLOOR

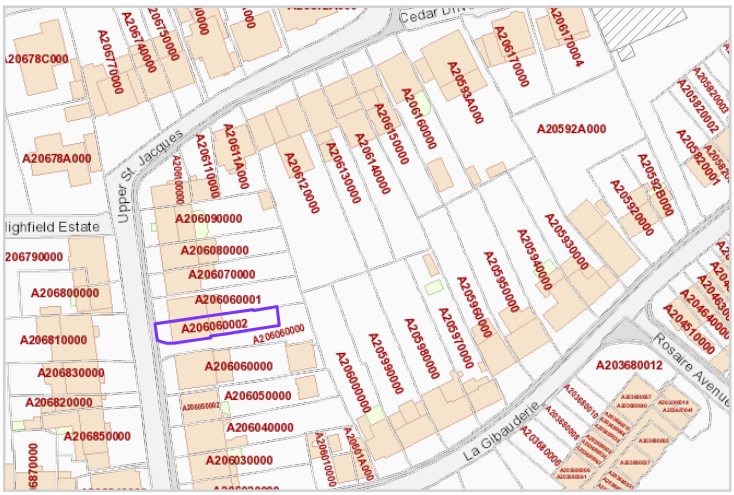


1ST FLOOR



2ND FLOOR





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Entrance Hall

WC

Kitchen/Diner/Living Room

23'4 x 15'6 (7.11m x 4.72m)

APPLIANCES

- Neff oven, hob and extractor
- Neff microwave
- Integrated Neff fridge/freezer
- Integrated White Knight dishwasher
- Integrated Bosch washer/dryer

FIRST FLOOR

Bedroom 2

12'2 x 8'8 (3.71m x 2.64m)

Bedroom 3

12'4 x 8'8 (3.76m x 2.64m)

Bathroom

SECOND FLOOR

Master Bedroom

12'8 x 20'4 max (3.86m x 6.20m max)

En-Suite

9'9 x 6'1 (2.97m x 1.85m)

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

Services: Mains electricity, water and drainage. uPVC double glazing. Air source heat pump, Underfloor heating

Finding the property: Situated along Upper St Jacques, the property can be found as the sixth house after the final bend on the left hand side, just before the filter in turn.

Perry's ref: 2D5

what3words: vertical.tigress.pinned

LEASE

Term: 1 year minimum

Rent: £3,250

Deposit: Equivalent of 2 month's rent

Available: Beginning of August 2026

Restrictions: Regret no smokers or pets.

Additional costs: Utilities bills ie electricity & telephone. 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 drivers licence and last three months bank statements.

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



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We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.