



3 Infinity Villas

Guelles Road, St Peter Port GY1 2DD

£3,600pm

LOCAL MARKET RENTAL

SOLE AGENT

A stylish and well proportioned modern town house with high quality fixtures and fittings throughout.

The accommodation is arranged over three floors and situated in a central and convenient location for Beau Sejour Leisure Centre, local school, Admiral Park amenities and Town. Externally there is parking for two cars and an enclosed low maintenance paved garden.

School catchment: Amherst Primary and St Sampson's High

Key facts



- Immaculate semi detached home
- Bright and spacious accommodation
- Paved garden and parking for two cars
- Available from Mid December 2026
- Regret no smokers or sharers. Pet considered

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



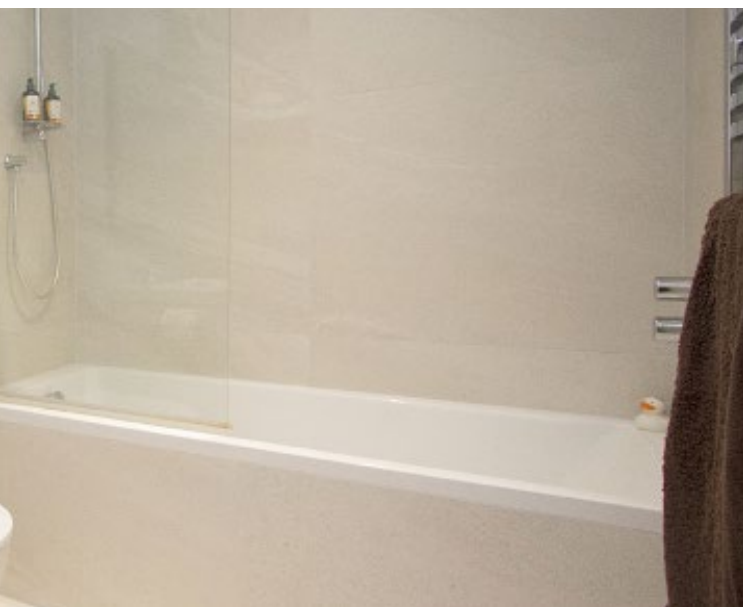
**cooper
brouard**

GUERNSEY'S ESTATE AGENT









Floorplan



Mapping / Aerial Photography Copyright (C) States of Guernsey 2026

Entrance hall

Kitchen/dining room

17'8 x 9'10 (5.4m x 3m)

APPLIANCES

Miele hob, Miele fridge/freezer, Miele dishwasher, Miele oven and steam oven, water filtration system which services the whole house.

Utility

5'4 x 5'3 (1.6m x 1.6m)

APPLIANCES

Miele washing machine and Miele dryer.

Lounge

16'7 x 14'6 (5m x 4.5m)

Separate WC

4'9 x 4' (1.5m x 1.2m)

FIRST FLOOR

Landing

Bedroom 2

12'7 x 11' (3.9m x 3.4m)

Bedroom 3

11'4 x 11' (3.5m x 3.4m)

Bedroom 4

9'5 x 7'9 (2.9m x 2.4m)

Bathroom

7'7 x 5'6 (2.3m x 1.7m)

SECOND FLOOR

Landing

Bedroom 1

16'11 x 14'6 + 8'6 x 8'3
(5.1m x 4.5m + 2.6m x 2.5m)

Ensuite shower room

11'4 max. x 11'3 (3.5m x 3.4m)

EXTERIOR

The property is approached over the paved driveway, which is enclosed from the road by electric gates, and which provides access to the two parking spaces. A wooden gate leads into the rear courtyard and on to the front door. A paved pathway provides access to one side of the property and leads to the lawned fore garden which is enclosed by a mature shrub hedge.

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

Services: Mains electricity, water and drainage, electric heating and under floor heating on the ground floor, uPVC double glazing.

Finding the property: Travelling along Guelles Lane, Infinity Villas is the last development on the right hand side.

Perry's ref: 17 E2

what3words: pensions.rashly.became

TRP: 178

LEASE

Term: 1 year minimum

Rent: £3,600pm

Deposit: Equivalent of 1½ month's rent

Available: Mid December 2026

Restrictions: Regret no smokers or sharers. Pet considered.

Additional costs: Utilities bills ie electricity, water, telephone and Parish Occupiers/Refuse Rates. 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



Shelley



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

