



A beautifully finished and easy to manage three bedroom property

**Little Russel, Les Cotils, St Peter Port, GY1 2LY**

£3,750 pcm, Unfurnished  
Available Immediately



Beautiful 3 Bed Family Home • Excellent Sea Views •  
Convenient Location • Garage, Garden & Parking

**Local Information**

A residential property categorised as Part A on Guernsey's Open Market Housing Register and available for occupation by those holding a British or European Economic Area passport.

**About this property**

A beautifully finished and easy to manage property enjoying an outstanding position, high above the Town, with panoramic 180 degree views across the harbor and out to sea.

The property is well presented and belies its brick exterior by having a characterful feel with exposed granite walls and oak beams.

A garage and driveway provide sufficient parking while a compact garden includes south and east facing terraces that allow full enjoyment of the views.

Interior viewing is essential to appreciate the extent of the accommodation and views.

**Useful info:** Mains water, electricity and drainage. uPVC double-glazing. Oil fired central heating.

**Additional costs :** Electricity, water, oil, TV licence, telephone and Parochial/Refuse Rates & Waste Charge.

**Regrets:** Strictly no smokers/smokers/sharers/pets. Child at discretion of Landlord.

**Deposit:** The equivalent of three months' rent.

**Appliances include:** De Dietrich four ring induction hob with extractor over, Siemens electric oven and grill, Twin Miele under counter fridges, Miele dishwasher  
Twin Miele freezers, Miele wine fridge, Miele washer/dryer

**Furnishing**

Unfurnished

**Directions:** At the end of L'hyvreuse Avenue turn left into Les Cotils and Little Russel is second on the right. Perry's Guide Map Reference; Page Town K4.

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.  
Telephone: +44 (0) 1481 713 463.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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