



A 3 bedroomed detached house which is nicely appointed throughout and close to the Sea Front. The home is warmed by gas CH and has uPVC DG. This family home briefly comprises: entrance porch, spacious lounge with 'period' style fire surround and living flame gas fire with an archway leading to the separate dining room which has a double glazed patio door leading to the double glazed conservatory, plus a superb fitted kitchen. On the first floor are 3 good sized bedrooms, the master bedroom having an en suite shower room/WC, plus a family bathroom/WC which is fitted with a white suite. Externally are gardens to front and rear, the rear garden having a southerly aspect which should be a sun trap in the summer months. A driveway leads to the integral garage.

Initial 12 month let preferred

EPC RATING: D

UNFURNISHED/NO SMOKERS OR PETS

REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa

BOND £650

**Deacon Gardens, Seaton Carew, TS25 1UU**  
**3 Bed - House - Detached**  
**£650 Per Calendar Month**

**ROBINSONS**  
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**Reception**  
15'7"x10'0" (4.75x3.05)

**Reception**  
8'11"x8'3" (2.72x2.51)

**Bedroom**  
12'3"x9'4" (3.73x2.84)

**Bedroom**  
9'8"x8'6" (2.95x2.59)

**Bedroom**  
9'3"x6'10" (2.82x2.08)

**Kitchen**  
9'0"x8'3" (2.74x2.51)



**106 York Road, Hartlepool, TS26 9DE**  
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-120 kWh/m <sup>2</sup> A		
81-100 kWh/m <sup>2</sup> B		
61-80 kWh/m <sup>2</sup> C		
41-60 kWh/m <sup>2</sup> D		
21-40 kWh/m <sup>2</sup> E		
1-20 kWh/m <sup>2</sup> F		
Not energy efficient - higher running costs		
Below 1 kWh/m <sup>2</sup> G		
England & Wales EU Directive 2002/91/EC		