

Poole Street, Cavendish, Sudbury, CO10 8BD



To Let  
Unfurnished  
£1,200 pcm

3 bedrooms  
1 reception room  
1 bathroom



A well-presented three bedroom detached bungalow in the sought after village of Cavendish, benefitting from ample off-road parking, a single garage and delightful gardens.

## Some details

This well presented detached bungalow in the desirable village of Cavendish benefits from three well proportioned bedrooms and recently updated kitchen & bathroom on a generous plot with gardens to the front and rear, off road parking and a single garage.

The accommodation comprises an entrance hall with access to all principal rooms, sitting room overlooking the front garden whilst to the rear is the kitchen with fitted units and integrated fridge-freezer & oven as well as a door to the rear garden. The modern bathroom has a three piece suite complete with rainfall style shower over the bath.

There are three bedrooms, with the master benefiting from a front aspect outlook whilst bedrooms two and three are to the side and rear.

### Entrance hall

Allowing access to all principle rooms.

### Sitting room

17' 9" x 11' 11" (5.41m x 3.63m)

Windows to front and side aspects.

### Kitchen

14' 1" x 8' 1" (4.29m x 2.46m)

Recently fitted with an electric oven & hob, integrated fridge freezer and a space for a washing machine.

### Bedroom one

16' 6" x 11' 11" (5.03m x 3.63m) (max)

With free-standing wardrobe and window to front aspect.

### Bedroom two

11' 7" x 10' 3" (3.53m x 3.12m)

Window to side aspect.

### Bedroom three

8' 6" x 7' 10" (2.59m x 2.39m)

Window to rear aspect.

### Bathroom

7' 10" x 6' 10" (2.39m x 2.08m)

Panelled bath with glass screen and rainfall style shower over, heated towel rail, hand wash basin over vanity unit and low-level w/c.

### Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1,384.61

Availability: Now

No Pets

Non Smokers

### Holding deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

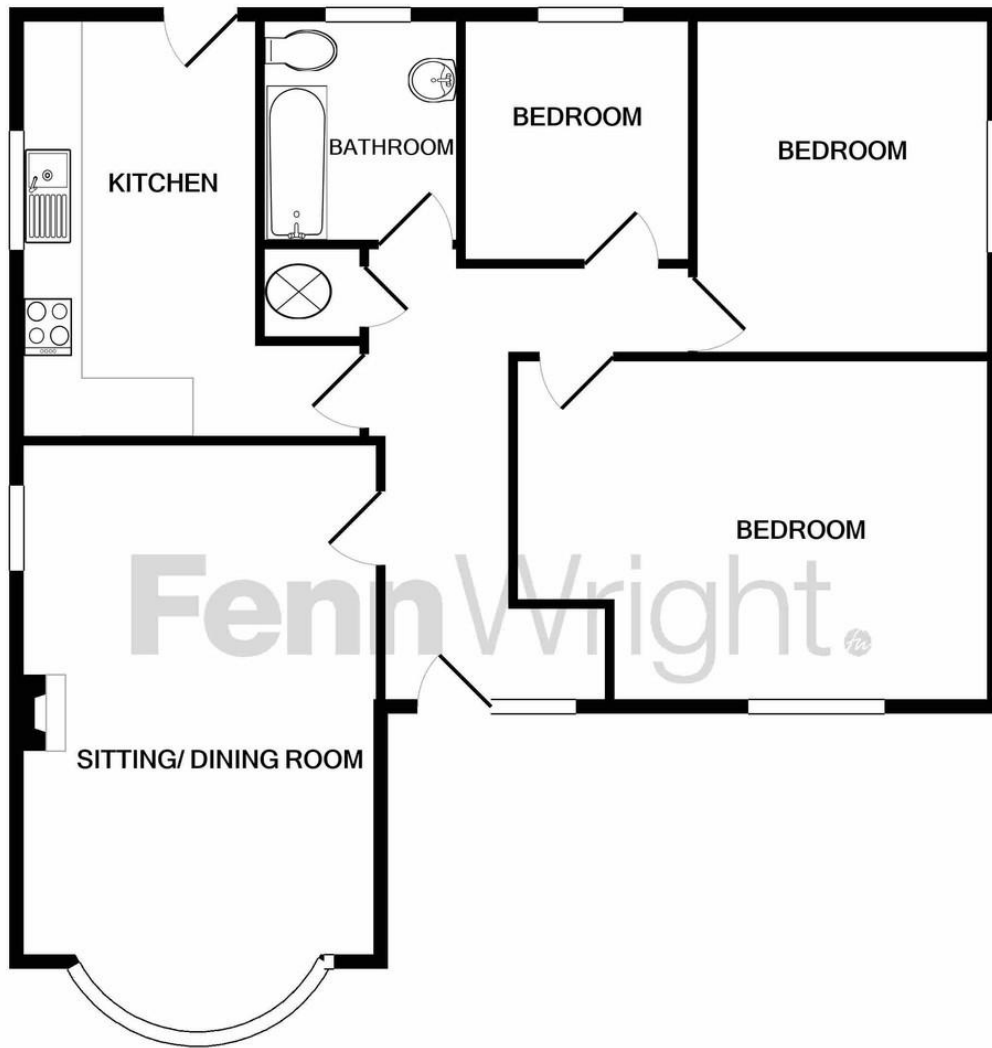
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01787 327010.



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To find out more or book a viewing

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