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- 3 Bedroom Cottage
- Lovely Village Location
- Off Road Parking and Garden
- £80 Agency Fee per Adult

£700 pcm
EPC Rating G





The Property

A well presented 3 bedroom cottage in the lovely village of Tufton. Surrounded by outstanding countryside yet easy and fast access to Haverfordwest/ The property offers spacious accommodation with an enclosed garden and parking for 2 cars. Strictly No Pets and working applicants only. NB. When you apply for a tenancy there will be an administration fee of £80 to pay - ask our branch staff for further details of this fee and other fees which may become payable during the lifetime of your tenancy

Entrance Porch 5' 10 x 3' 7 (1.781m x 1.113m)

Window to side and door to

Hallway

Stairs rising to the first floor, Oak flooring and doors to

Kitchen/Breakfast Room 17' 6 x 11' 8 (5.338m x 3.569m)

Window to the front and door into the utility room. Range of wall and base units with contrasting solid worktop over incorporating a breakfast bar. Inbuilt gas oven and hob with extractor hood over. Stainless steel one and a half sink and drainer. Integrated fridge and space for a fridge/freezer. Tiled floor and splash backs.

Utility Room 8' 9 x 8' 2 (2.674m x 2.495m)

Obscure glazing to the side and the rear. Large Belfast sink with worktop. Space for washing machine and tumble dryer. Useful storage cupboard. Tiled floor and door to WC.

WC Obscure glazed window to the rear. WC and wall mounted wash hand basin.

Conservatory 8' 10 x 8' 6 (2.702m x 2.607m)

Half glazed with door to rear patio and door to storage cupboard which offer ample storage options.

Sitting Room 17' 6 x 11' 8 (5.338m x 3.569m)

Dual aspect windows to front and rear. Oak flooring.

Landing Windows to front and rear. Doors to.

Bathroom 11' 3 x 7' 6 (3.452m x 2.287m)

Obscure glazed window to the rear. White suite comprising of free standing bath, extra large walk in shower, wc and wash hand basin. Tiled floor.

Bedroom 1 9' 9 x 9' 4 (2.974m x 2.859m)

Window to the front and large fitted wardrobe.

Bedroom 2 9' 9" x 9' 2" (2.986m x 2.809m)

Window to the front.

Bedroom 3 9' 2 x 7' 9 (2.809m x 2.364m)

Window to the rear.

Garden The rear garden is walled with a gate and is laid to lawn. To the rear of the property is a patio area accessed from the Conservatory. Parking is to the side of the cottage.

Services

The rental figure is inclusive of Water, Drainage and Electricity. The Tenant is responsible for Council Tax and the LPG gas supply. Council Tax Band D. LPG central heating.

Viewings

Strictly through Town Coast and Country Estates please.

General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.

26 High Street
Haverfordwest
SA61 2DA

www.tcestates.com
lettings@tcestates.com
01437 765834

