



- 3 Double Bedroom Semi-Detached
- 2 Reception Rooms
- Newly Decorated with New Carpets
- £80 Agency Fee per Adult

£575 pcm

EPC Rating D





The Property- A spacious 3 Bedroom semi-detached property with driveway parking and gardens to front and rear. The accommodation briefly comprises; entrance hall, cloakroom, kitchen, dining room, and living room to the ground floor and 3 double bedrooms and a shower room to the first floor. Garden to front and rear. Gas central heating and UPVC double glazing. Sorry no pets or DSS. EPC rating D.

Entrance Hall Stairs to first floor, door to side entrance and doors to

WC 5' 7 x 3' 2 (1.703m x 0.988m)
Obscure glazed window to the side. WC and wash hand basin. Vinyl flooring.

Kitchen 11' 10 x 9' 11 (3.609m x 3.027m)
Window overlooking the garden. Range of wood wall and base units with contrasting worktop over. Stainless steel sink and drainer. Electric oven. Space for washing machine, fridge and freezer. Boiler for central heating and hot water. Vinyl flooring.

Dining Room 11' 11 x 9' 0 (3.636m x 2.749m)
Window to the rear garden and archway into the living room.

Living Room 18' 10 x 11' 0 (5.746m x 3.362m)
Window to the front and patio doors to the rear. Door leading into the hallway.

Landing- Laundry cupboard with shelving. Doors to

Bedroom 1 19' 0 x 10' 10 (5.801m x 3.318m)
Window to front and rear. Built in wardrobes.

Bedroom 2 9' 9 x 9' 4 (2.973m x 2.850m)
Window to rear. Built in wardrobes.

Bedroom 3 11' 11 x 8' 9 (3.634m x 2.677m)
Window to the rear.

Shower Room 6' 6 x 5' 10 (1.993m x 1.783m)
Obscure glazed window to the side. Large shower cubicle. WC and wash hand basin. Vinyl flooring.

Externally- The property benefits from driveway parking for up to 2 cars. The front garden is laid to lawn and a pathway leads around to the rear garden which has a pleasant patio area which leads out from the living room and steps lead up to the lawns. A shed is offered for storage. Please note the garage does not form part of the let.

Services- Mains water, drainage, electricity and gas, gas central heating. Council tax band C. £80 Agency fee per adult.

Viewings- Strictly by appointment 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.
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