



**** AVAILABLE IMMEDIATELY ** LONG TERM LET AVAILABLE**** We are delighted to offer for rent on an UNFURNISHED basis this two bedroom ground floor apartment. It is located in the modern Bakers Mead development which can be found off Powlett Road. Features include: double glazing and comes with the benefit of an allocated car parking space to the rear. The floor plan briefly comprises: communal entrance via telecom entry system, private entrance hall, spacious 'L' shaped lounge/dining room which has uPVC double glazed French doors leading to a communal front garden, modern fitted kitchen which has white units and includes a free standing electric cooker, two bedrooms and a bathroom/WC which has an electric shower fitting over the bath. Externally the apartment has use of communal gardens, with an allocated car parking space to rear.

UNFURNISHED

FAMILIES CONSIDERED/NO PETS OR SMOKERS

REQUIRED EARNINGS: Tenants £11,250pa; Guarantor, if required £13,500pa

BOND £375

Wasdale Close, Bakers Mead, TS24 8RF
2 Bed - Apartment
£375 Per Calendar Month

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GROUND FLOOR

COMMUNAL ENTRANCE HALL

Entrance door giving access to apartment block

GROUND FLOOR APARTMENT

ENTRANCE HALL

Entrance door, telecom entry system unit, electric night storage heater, 'oak' style laminate flooring, built-in airing cupboard housing hot water cylinder and immersion heater, built-in cloaks cupboard.

'L' SHAPED LOUNGE/DINING ROOM

13'8 x 9'3 plus 6'3 x 8'4 (overall) (4.17m x 2.82m plus 1.91m x 2.54m (overall))

Double glazed window, uPVC double glazed French door leading to a front communal garden, modern 'oak' style laminate flooring, two wall mounted electric heaters, archway to:

MODERN FITTED KITCHEN

7'2 x 8'0 (overall) (2.18m x 2.44m (overall))

Fitted with an excellent range of white 'gloss' style base and drawer units with chrome rod handles, black 'granite' style working surfaces in a 'U' shaped layout incorporating inset single drainer stainless steel sink unit, free standing electric cooker, recess for washing machine, recess for free standing fridge/freezer, tiling to splashback, extractor fan.

BEDROOM ONE (rear)

9'9 x 10'10 (overall) (2.97m x 3.30m (overall))

uPVC double glazed window, wall mounted electric heater.

BEDROOM TWO (rear)

9'9 x 6'5 (overall) (2.97m x 1.96m (overall))

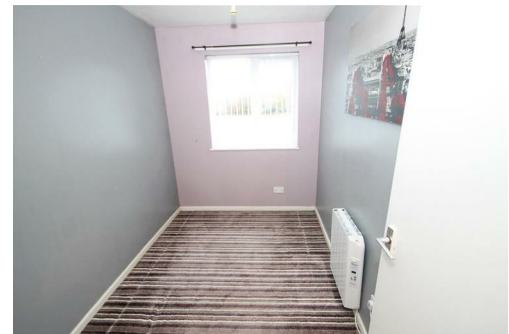
uPVC double glazed window, wall mounted electric heater.

BATHROOM/WC

Fitted with a three piece coloured suite comprising: panelled bath with electric shower fitting above, pedestal wash hand basin, close coupled WC, tiling to splashback, wall mounted electric fan heater, extractor fan.

OUTSIDE

The property has use of communal gardens with an allocated car parking space located to the rear of the apartment.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-65) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-65) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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