



**** £100 DISCOUNT OFF FIRST MONTH RENT ** (terms apply)**

**** AVAILABLE MID DECEMBER 2020 ** UNFURNISHED **** A deceptively spacious three bedroom semi detached house which occupies a corner plot. It has a pedestrianised area to the front of the property which makes this ideal rental for young families, etc. and has a driveway located to the side. Features include gas central heating via a combination boiler and has uPVC double glazing. The floor plan briefly comprises: entrance hall, spacious through lounge with patio doors leading to the rear garden, separate dining room, impressive fitted kitchen which has white 'gloss' style units and includes a built-in oven, hob and extractor, three good sized bedrooms and modern bathroom/WC which is fitted with a white suite and has a mains shower fitting over the bath. Externally the front and side area are laid mainly to lawn, with the rear garden having a pebbled area for ease of maintenance.

UNFURNISHED/NO SMOKERS/ (PETS CONSIDERED - Terms Apply)

REQUIRED EARNINGS: Tenants £18,000pa; Guarantor, if required £21,600pa

BOND £650

Sandbanks Drive, Hart Station, TS24 9RS
3 Bed - House - Semi-Detached
£650 Per Calendar Month

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GROUND FLOOR

ENTRANCE HALL

uPVC double glazed entrance door with matching matching side screen, staircase to first floor.

THROUGH LOUNGE

22'2 x 11'2 overall (6.76m x 3.40m overall)

Double glazed patio door to rear garden.

SEPARATE DINING ROOM

11'6 x 9'11 overall (3.51m x 3.02m overall)

MODERN KITCHEN

10'8 x 13'3 max dimensions (3.25m x 4.04m max dimensions)

Superbly fitted with white 'gloss' style base, wall and drawer units with complementing working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in four ring ceramic hob with built-in stainless steel electric oven below, brushed stainless steel to splashback with matching 'chimney' style canopy housing illuminated recirculating fan above, space with plumbing for automatic washing machine, under stairs storage cupboard, uPVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Built-in storage cupboard.

BEDROOM 1 (front)

15'2 x 9'11 overall (4.62m x 3.02m overall)

Walk-in wardrobe.

BEDROOM 2 (front)

12'11 x 11'3 overall (3.94m x 3.43m overall)

Walk-in wardrobe.

BEDROOM 3 (rear)

9' x 7'6 plus door recess, overall (2.74m x 2.29m plus door recess, overall)

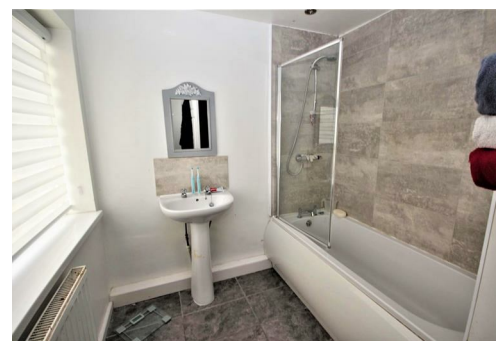
BATHROOM/WC

7'2 x 9'11 overall (2.18m x 3.02m overall)

Fitted with a three piece white suite comprising: panelled bath with mixer tap and chrome mains shower fitting over, pedestal wash hand basin, close coupled WC, impressive tiling to splashback, tiling to floor.

OUTSIDE

The front and side area are laid mainly to lawn with a driveway located to the side area. The rear garden has been pebbled for ease of maintenance.



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