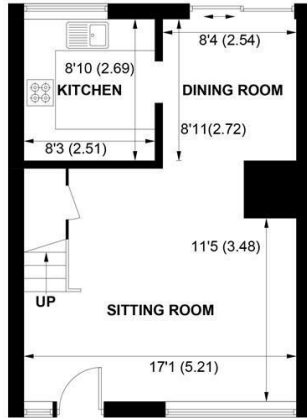


SW

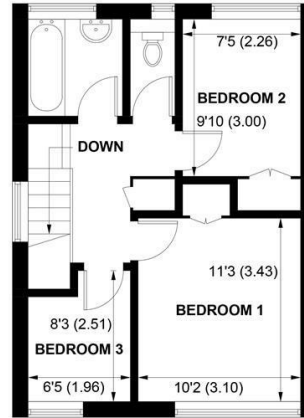
Sims Williams



36 WOODGATE PARK, WOODGATE, W SUSSEX, PO20 3QP



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 821 SQ FT / 76.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©
Produced for Sims Williams

£1,100 PCM

36, WOODGATE PARK,
WOODGATE,
W SUSSEX, PO20 3QP

- End of Terrace House
- Recently Redecorated
- Cul-De-Sac Location
- Lounge/Dining Room
- Kitchen With Appliances
- Three Bedrooms & Bathroom
- Westerly Rear Garden
- Garage in Compound
- Available Unfurnished December 2020

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

A very well presented end of terrace house, set in a quiet cul de sac location, in this popular village. The house has been recently re-decorated and it has new carpets and flooring throughout. The house is ideal for a small family, as the accommodation includes three bedrooms. Available unfurnished in December 2020.

Discreetly tucked away in the corner of a cul de sac, this bright end of terrace house offers excellent accommodation. The entrance hall leads through to the open plan sitting room and dining area, off which is the kitchen. This includes a hob and oven, as well as a fridge/freezer.

The dining area has a delightful aspect over the rear garden, which is well tended. On the first floor there are three bedrooms, as well as a family bathroom. Two of the bedrooms are double rooms, the third one being a single. There is a small garden to the front, which is open plan and the rear garden is well enclosed by wooden panel fencing. There is also a pathway leading to the garage, which is situated to the rear.

The house benefits from having gas central heating and double glazing. It is available from December 2020, unfurnished. Please note that the white goods in the kitchen. i.e. the washing machine and fridge/freezer, can be left as a gesture of goodwill by the landlord, but will not be replaced or repaired should they go wrong. Please also note that there is a tumble dryer in the under stairs cupboard and again, this can be left as a gesture of goodwill, but will not be replaced or repaired if it goes wrong.

Outside there is an attractive westerly rear garden with areas of lawn, paved patio area, flowerbeds and a small garden pond. The open plan front garden is partly to lawn with borders. Regret no pets.

Directions

From Woodgate level Crossing proceed north along Westergate Street taking the second turning on the right into Orchard Gardens and first left into Woodgate Park.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel Chichester & Walberton

