

TO LET



12 Westwood Road

2 Bedrooms, 2 Bathroom, FLAT

£1,250 pcm



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FLAT,
2 bedroom, 2 bathroom

£1,250 pcm

Date available: 18th October 2024

Deposit: £1,442.30

Unfurnished

Council Tax band: E

- Available 18th October 2024
- Not suitable for pets
- WATER INCLUDED IN RENT PAID BY LANDLORD
- Includes w/m, f/f and d/w
- Master Bedroom has Ensuite
- Top floor - Includes lift
- Close to shops and amenities

HALLWAY Laminate flooring. Seating area. Airing cupboard with hot water tank. Security entry phone.
SITTING ROOM 18'3" x 17'6" with eaves. Double aspect. TV and telephone points New carpet.
KITCHEN 14'0" x 7'0" Brand new, excellent range of wall and floor units. New Gas hob, new electric oven. Wall hung gas boiler. Built in fridge and freezer. Dish washer. Washer dryer. Velux window. Ceiling spot lights.

BATHROOM Tiled floor. Bath with electric shower over. Low level wc. Pedestal wash basin.

BEDROOM 1 15'0" x 11'0" maxs with eaves. Dual aspect. Full width range of wardrobes some glass fronted. Laminate flooring.

ENSUITE - Bath - separate wet room shower with electric shower. Tiled flooring. Pedestal wash basin. Low level wc.

BEDROOM 2 12'3" x 9'6" Range of wall and floor units with dressing table area. new carpet

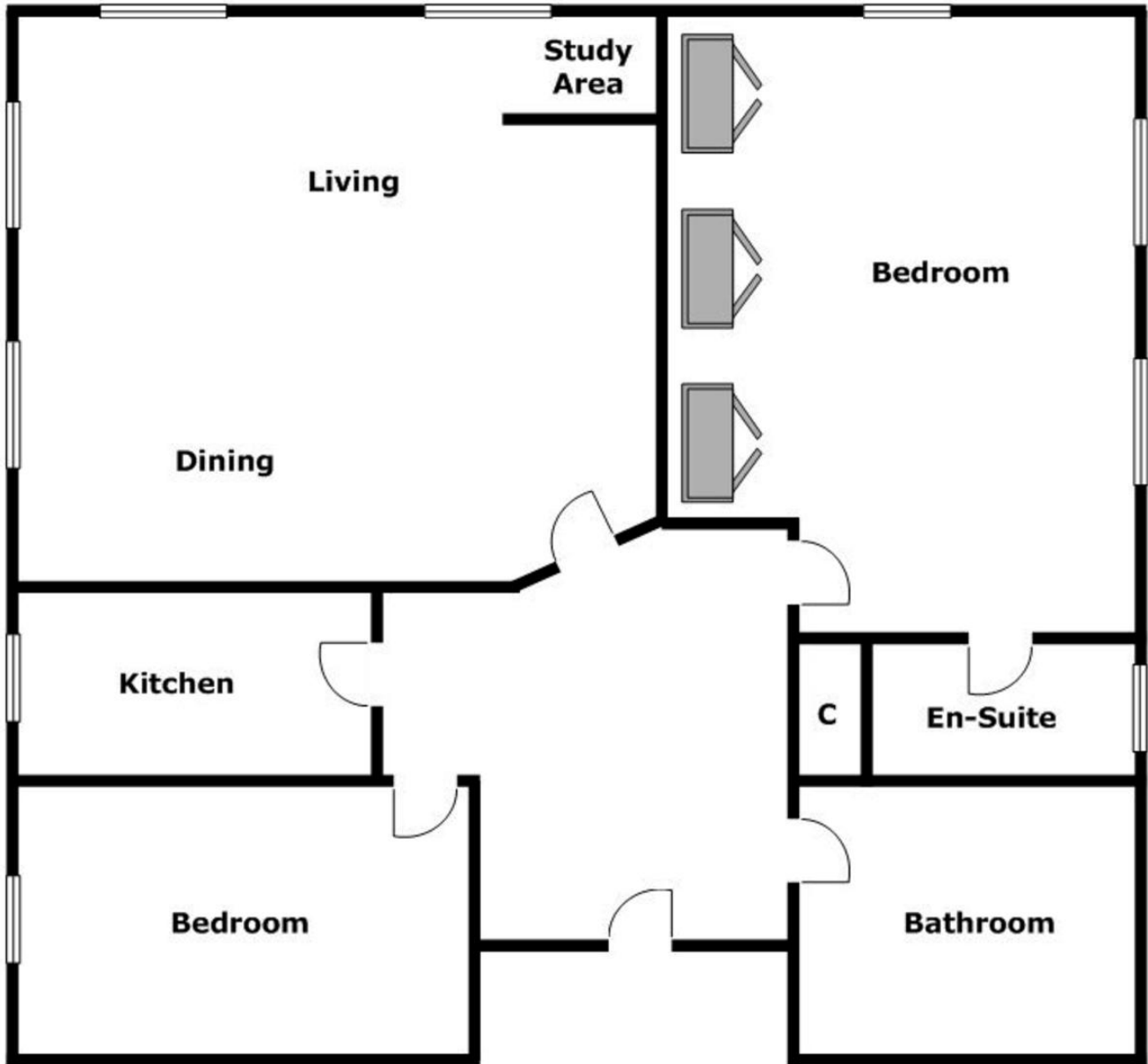
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	82
England & Wales	EU Directive 2002/91/EC	



OFF ROAD PARKING





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

