

COMPASS

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OAKLAND ROAD, DOVERCOURT



FOR RENT @ £1300 pcm DEPOSIT £1500

**3/4 BEDROOM SEMI-DETACHED HOUSE
LOUNGE, KITCHEN/DINER, GAS C/H
DINING ROOM/BEDROOM 4, BATHROOM
DOUBLE GLAZING, NEW CARPETS
25' REAR GARDEN, UNFURNISHED
CLOSE TO TOWN CENTRE, AVAILABLE NOW**

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Outside storm porch with double glazed entrance door to: -

- Entrance Hall** New carpet, radiator, under stairs storage space with electrics cupboard, stairs to first floor, doors to all rooms.
- Lounge** **12'8 (11'7 min) x 12' (14' max).** Double glazed bay window to front, radiator, new carpet, coved ceiling.
- Dining Room/
Bedroom 4** **11'9 x 11' (9'9 min).** Double glazed windows to side & rear, radiator, new carpet.
- Kitchen/Diner** **17' x 8'8 (11'10 max).** Fitted units comprising eye level cupboards with work surfaces, drawers & cupboards under, stainless steel single drainer sink unit with mixer taps, tiled splash backs, built in double oven, gas hob & stainless-steel extractor hood, space & plumbing for washing machine & dish washer, space for fridge/freezer, built in storage cupboard, new carpet & vinyl, double glazed windows to rear, bay with double glazed windows & door to rear garden.
- Stairs & Landing** Airing cupboard housing gas combi-boiler & shelving, new carpet, loft hatch (loft not to be used), doors to all rooms.
- Bedroom 1** **16'7 (15'5 min) x 12' (14'4 max).** Double glazed bay window & further window to front, new carpet, radiator.
- Bedroom 2** **12' x 11' (10').** Double glazed window to rear, new carpet, radiator.
- Bedroom 3** **10'7 x 8'8 (14' max).** Double glazed windows to rear, new carpet, radiator.
- Bathroom** White suite comprising panelled bath with shower mixer taps, pedestal hand wash basin, close-coupled WC, part tiled walls, radiator, opaque double glazed window to side.
- Outside** To the front is a small low maintenance garden enclosed by walling. Private path & shared passageway to the side lead to the rear garden which is approx. 25', being concreted, artificial grass area & shingled, garden shed, low metal storage shed, outside tap, enclosed by fencing.
- Council Tax** Band B: £1,624.06 pa (April 2024 – March 2025).

