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HERON WAY, DOVERCOURT



FOR RENT @ £1300pcm DEPOSIT £1500

*** MODERN 3 BEDROOM TOWN HOUSE * LOUNGE *
* KITCHEN/BREAKFAST ROOM * GAS C/H *
* GROUND FLOOR CLOAKROOM * BATHROOM *
* EN-SUITE SHOWER ROOM * DOUBLE GLAZING *
* OFF STREET PARKING * REAR GARDEN *
* AVAILABLE NOW * UNFURNISHED ***

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Outside storm porch with composite entrance door to: -

Hall	Radiator, electric consumer unit, smoke detector, stairs to first floor, doors to all rooms.
Cloakroom	White suite comprising close-coupled WC, pedestal hand wash basin, radiator, extractor fan, UPVC opaque double glazed window to side.
Kitchen/ Breakfast Room	13'12 x 7'2. Fitted eye level cupboards with work surfaces, base level cupboards & drawers under, stainless steel 1½ bowl sink unit with mixer taps, tiled splash backs, built in oven & hob, extractor hood, plumbing for washing machine & dish washer, cupboard housing gas boiler, radiator, space for upright fridge/freezer, space for breakfast table & chairs, UPVC double glazed window to front.
Lounge	15'9 (12'7 min) x 13'10. UPVC double glazed window to rear, 2 radiators, under stairs cupboard, UPVC French doors to rear garden.
1st Floor Landing	UPVC double glazed windows to front & side, stairs to second & ground floors, radiator, smoke detector, doors to all rooms.
Bedroom 2	13'10 x 11'9. UPVC double glazed window to rear, radiator.
Bedroom 3	8'2 x 7'2. UPVC double glazed window to front, radiator.
Bathroom	White suite comprising panelled bath, pedestal hand wash basin, tiled splash backs to sink & bath areas, tiled shelf, close-coupled WC, radiator, extractor fan.
2nd Floor Landing	UPVC double glazed window to side, loft hatch, smoke detector, radiator, built in storage cupboard, door to: -
Bedroom 1	12'2 x 9'2. UPVC double glazed window to front, radiator, door to: -
En-Suite	White suite comprising tiled shower cubicle, close-coupled WC, pedestal hand wash basin with tiled splash back, radiator, extractor fan.
Outside	There are 2 allocated parking spaces to the front. Shared path to the side with gate to rear garden, which is mainly lawn with paved patio and enclosed by fencing.
Council Tax	Band B: £1,624.06 pa (April 2024 – March 2025).

