



LAMB & CO

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Inspired by property, driven by passion.



HIGH STREET, THORPE-LE-SOKEN, CO16 0EA

£1,500 PCM

The best of both modern luxury and convenience! 'The Hideaway' is a brand new bungalow built by reputable developer Bocking Homes, located just off Thorpe-le-Soken High Street, which is well served with local amenities including a Tesco Express, multiple pubs & restaurants. The bungalow offers stunning open plan living with vaulted ceilings and bifolding doors looking over a good-sized, private garden as well as two double bedrooms and a four piece bathroom with bath and separate shower enclosure. Built with energy efficiency in mind, there is underfloor heating throughout powered via air source heat pump to ensure low running costs.

- Two Double Bedrooms
- Open plan Living
- Ample Parking & Car Port
- Four Piece Bathroom
- Luxury Finish
- EPC TBC
- Council tax TBC
- High Spec Kitchen with Appliances and Stone Worktops

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LIVING/KITCHEN/DINING AREA

22'10 x 22'3 max (6.96m x 6.78m max)



KITCHEN AREA

BEDROOM ONE

14'8 x 11'7 (4.47m x 3.53m)



BEDROOM TWO

13'10 x 7'6 (4.22m x 2.29m)



BATHROOM

7'9 x 6'3 (2.36m x 1.91m)



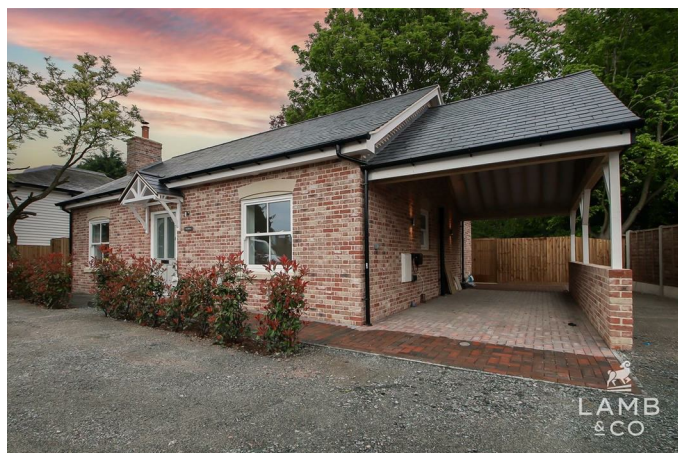
OUTSIDE

FRONT

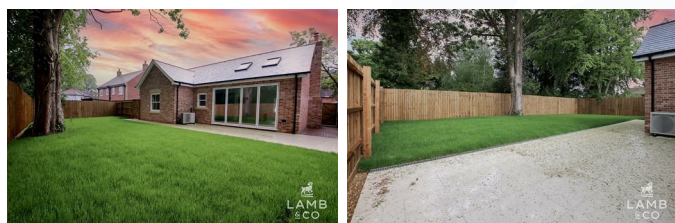


PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

CAR PORT



REAR



Additional Information

Council Tax Band: TBC

Heating: Air source heat pump

Seller's Position: New build - no onward chain

Garden Facing: South East

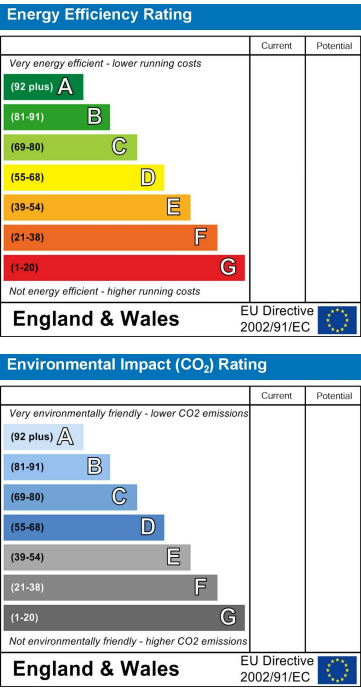
Warranty: 10 Year ICW Structural Warranty

Agents Note Lettings

Map

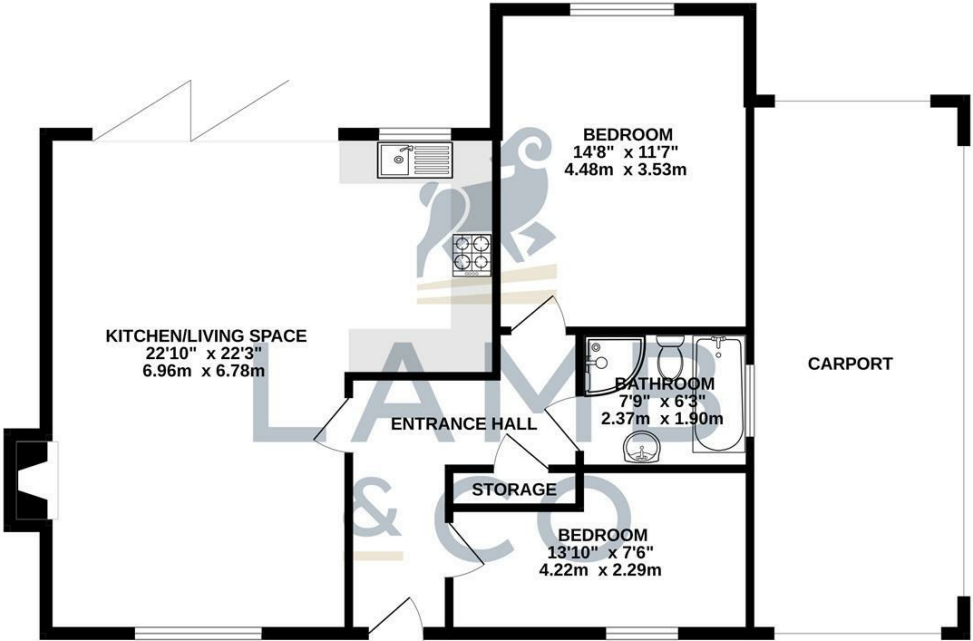


EPC Graphs



Floorplan

GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828sq.ft. (76.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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