



1 CALWICH CLOSE

Woodville Swadlincote Derbyshire DE11 8DR

Monthly Rental Of £850



NEWTONFALLOWELL 

Smart Family Home! This three bedroom, modern end terrace offers well presented accommodation that includes a kitchen/diner, separate lounge, en-suite to the master bedroom and a family bathroom. The property also has off road parking and a good sized, private garden. AVAILABLE IMMEDIATELY - CALL NEWTON FALLOWELL - 01283 217772

Location

Situated on a small, modern cul-de-sac the property is within walking distance of Swadlincote and a wide range of facilities.



Room Sizes

Kitchen/Diner 11' 0" x 15' 2" (3.36m x 4.62m)(max)

Lounge 15' 2" x 8' 2" (4.63m x 2.48m)



Master Bedroom 11' 0" x 10' 1" (3.36m x 3.08m)(max)

Bedroom Two 8' 1" x 14' 2" (2.47m x 4.31m)

Bedroom Three 6' 9" x 7' 10" (2.06m x 2.38m)



Overview

The main entrance to the property is to the front, with a door to a spacious hall with stairs off to the first floor, a cupboard and guest cloakroom. There are door off to the ground floor rooms. First is the kitchen/diner, with a range of wall and base units, built in gas hob and electric oven, appliance spaces and French doors to the garden. Across the hall is the lounge, which also has French doors to the garden, along with a window to the front.

Overview - First Floor

To the first floor, the master bedroom overlooks the rear garden and has a built in cupboard and an en-suite shower room. Bedroom two is also a double, overlooking the rear garden. Bedroom three is a good sized single to the front. The family bathroom completes the accommodation and has a bath, wash basin and WC.

Outside

To the front there are steps down to a small garden. To the rear there is a raised patio, with steps to a good sized, private garden. There are also two parking spaces to the side of the property



Points to Note

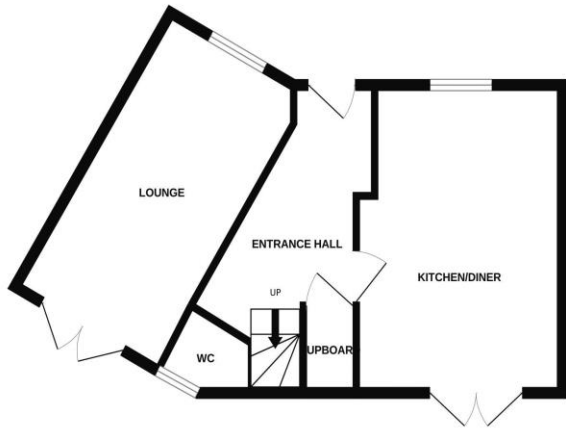
MEASUREMENTS: Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Availability

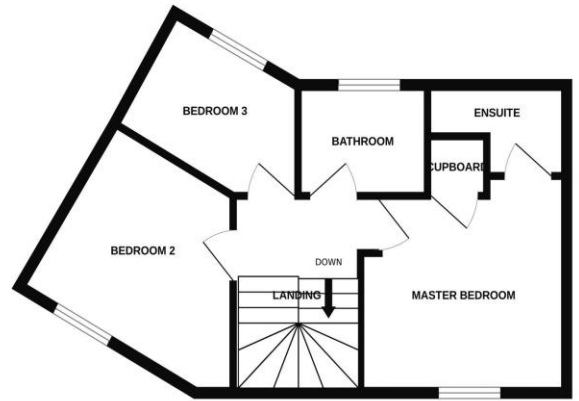
AVAILABILITY: Immediately FURNISHING: UN-FURNISHED
DEPOSIT: £980 Please note: TENANT CHARGES MAY APPLY see
www.newtonfallowell.co.uk/lettingsfees/swadlincote



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.2 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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2007/2022, 16/25 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
1, Carwith Close Woodville SWADLINCOTE DE11 8DR	Energy rating B	Valid until: 9 June 2024 Certificate number: 6403-7102-4439-9697-1643
Property type	End-terrace house	
Total floor area	85 square metres	

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>.

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		61 A
81-91	B	61 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/6403-7102-4439-9697-1643/print#ua>

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