



**Because property is personal with...**

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**High Street, Swaton**

**BELVOIR!**



£1,350 PCM



## Key Features

- Peaceful Village Location
- Under Floor Heating
- Having been Painted Throughout
- Opposite Anglican Church
- 4 Double Bedrooms
- Ensuite to Master
- EPC rating D





A large 4 bedroom detached house set in the peaceful village of Swaton located directly opposite the Anglican Church. The house has just been completely redecorated through-out and consists of:

Porch, hallway, separate dining room, breakfast kitchen with tall fridge freezer, gas hob, electric oven and extractor hood, utility room, WC, cinema room with projector, surround sound system and a three seater leather sofa , generous lounge with patio doors and a log burner, the ground floor has under floor heating with the upstairs having radiators to all rooms with the central heating being fueled by Oil Fired boiler in the utility room. Upstairs offers a master bedroom with two double wardrobes and ensuite having a multi jet shower cubicle, three further double bedrooms, family bathroom with the separate shower cubicle as well as a bath.

Outside offers a wrought iron gated graveled driveway for several vehicles and a detached double garage, a good sized garden laid mainly to lawn with views over farmland to the rear.

The property has UPVc double glazing and is offered with an EPC rating of: D and is Council Tax Band: D

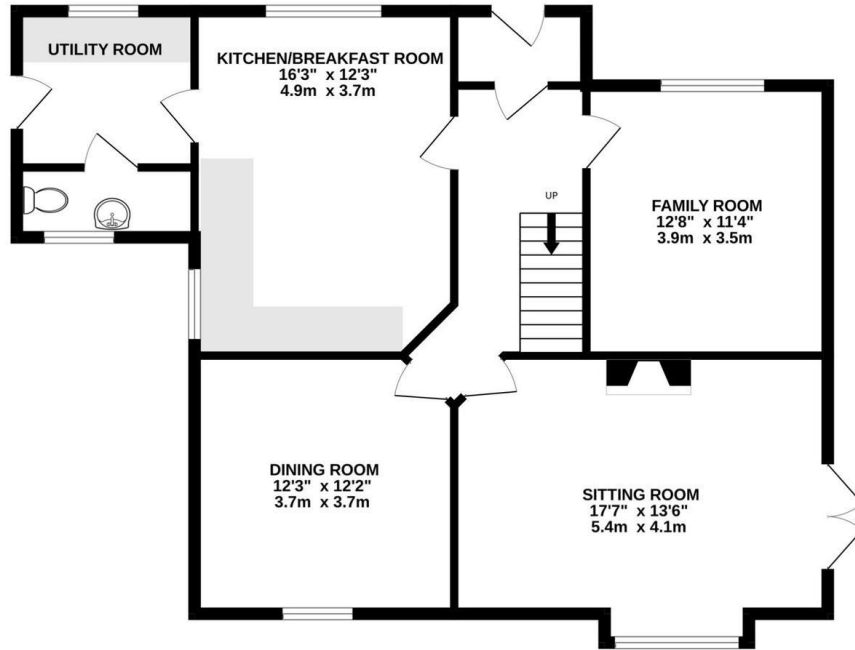
The property is offered on an initial 12 months tenancy with a rolling monthly tenancy thereafter.

Pets are considered and if acceptable to the landlord will be at an extra rent of £15 per month.

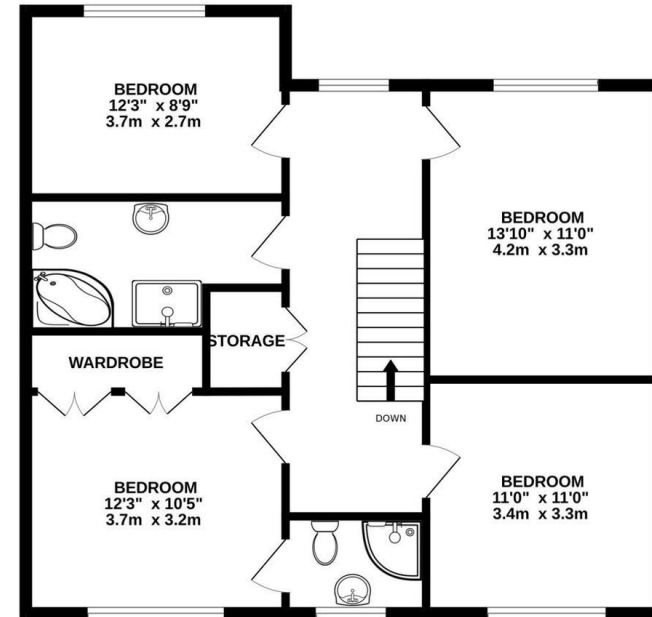




GROUND FLOOR  
896 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1680 sq.ft. (156.0 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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