



**3 Devonshire Road  
Southall, UB1 2XR**

**£1,800 PCM**

Two double bedroom house, newly redecorated throughout, GCH, double glazed windows, private garden, new carpets, unfurnished, available now, EPC "D", Council tax band "C"

### 3 Devonshire Road, Southall, UB1 2XR

#### Living room

18'0" x 9'3" (5.49 x 2.83)

#### Kitchen

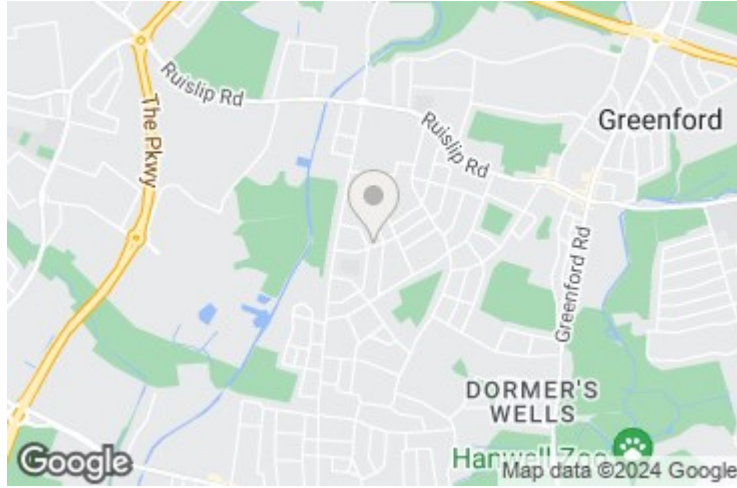
8'5" x 5'6" (2.58 x 1.70)

#### Bedroom 1

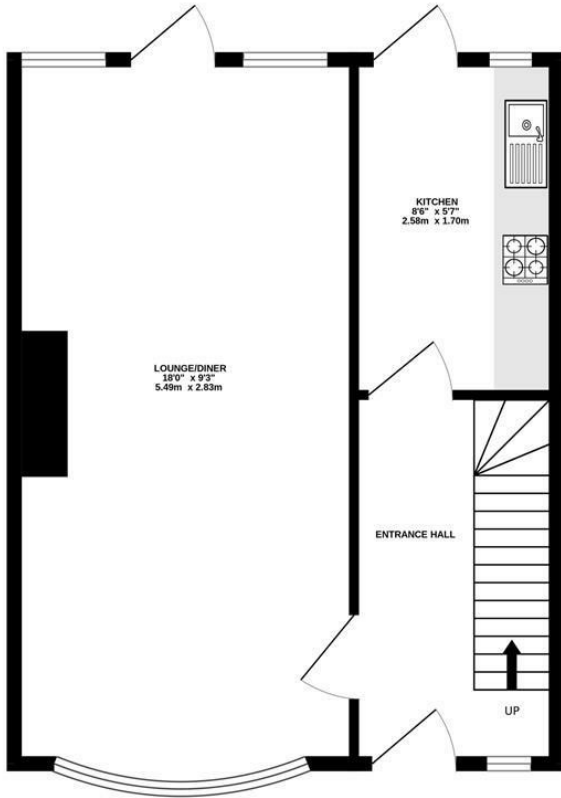
15'3" x 10'6" (4.65 x 3.21)

#### Bedroom 2

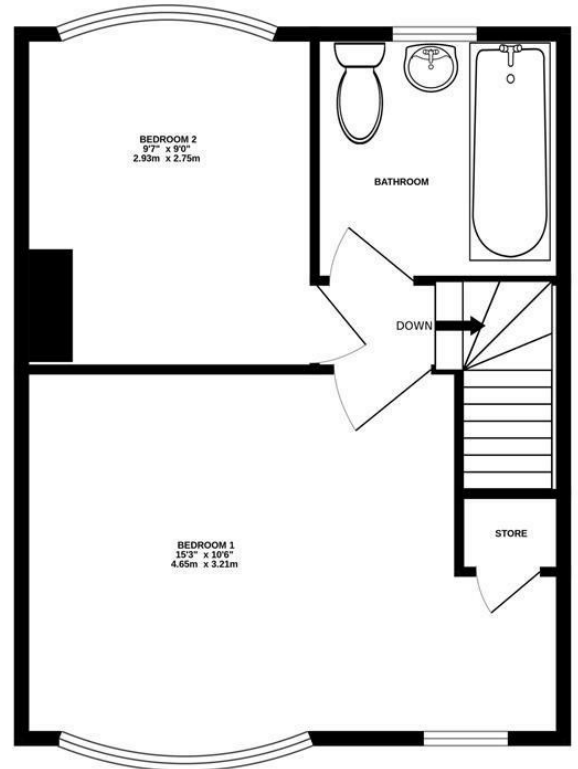
9'7" x 9'0" (2.93 x 2.75)



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	