

65 St Davids Crescent

Penarth, The Vale Of Glamorgan, CF64 3NA



A renovated and fully furnished three bedroom semi-detached property with well sized garden, available immediately pending a successful application. Ground floor comprises entrance hall, lounge, kitchen and sitting room while the three bedrooms and the bathroom are above. There is also a rear lobby that has a storeroom and ground floor WC. Off road parking. Furnished. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£1,500 PCM

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Entrance Hall

uPVC double glazed panel front door. Central heating radiator. uPVC double glazed window to the rear. Power points.

Lounge *13' 0" into bay x 13' 6" (3.97m into bay x 4.12m)*

Fitted carpet. uPVC double glazed bay window to the front. Power points. Television point. Central heating radiator.

Sitting / Dining Room *10' 11" x 11' 6" into recess (3.34m x 3.5m into recess)*

The second reception room, accessed from the kitchen. Fitted carpet. uPVC double glazed window to the front. Power points. Central heating radiator.

Kitchen *7' 3" x 13' 7" (2.2m x 4.15m)*

Tiled floor. uPVC double glazed window to the rear overlooking the garden. Doors to the sitting room and rear lobby. Fitted kitchen with wall units, base units and laminate work surfaces. One and a half bowl stainless steel sink with drainer. Integrated oven, four zone electric hob and extractor hood, fridge and freezer. Washing machine. Recessed lights. Part tiled walls.

Rear Lobby

Vinyl floor. Doors to the storeroom and WC. uPVC double glazed panel door to the garden.

WC

Vinyl floor. WC. uPVC double glazed window to the side.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window overlooking the garden. Built in cupboard. Hatch to the loft space. Power points.

Bedroom 1 *10' 11" x 13' 6" (3.33m x 4.11m)*

Double bedroom to the front of the property. uPVC double glazed window. Central heating radiator. Fitted carpet. Power points.

Bedroom 2 *10' 11" x 11' 6" (3.33m x 3.51m)*

The second front facing double bedroom. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 *7' 3" x 8' 5" (2.22m x 2.57m)*

Single bedroom with new fitted carpet, central heating radiator, power points and a uPVC double glazed window to the side.

Bathroom

Suite comprising a panelled bath with shower, WC and wash hand basin. uPVC double glazed window to the rear. Tiled floor and fully tiled walls.

Outside

Front

Front garden laid to lawn with off road parking to the side.

Rear Garden

A well sized, lawned rear garden with a westerly aspect. Paved patio.

Additional Information

Availability

The property is available immediately, pending the successful completion of the application process.

Affordability

Applicants must prove annual gross income (combined) in excess of £49,500 in order to satisfy the affordability check.

Furnishing Status

The property is available on an furnished basis, to include two sofas in the living room, dining table and chairs in the dining room, kitchen appliances, a double bed, three single beds and bedroom storage furniture.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for the year 2024/25.

Approximate Gross Internal Area

979 sq ft / 91 sq m.

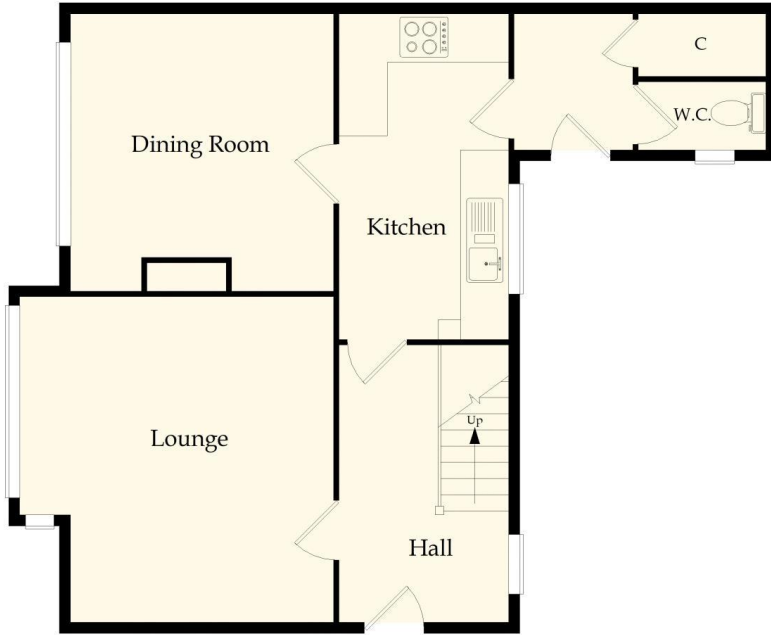
Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, www.tenancydepositscheme.com. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

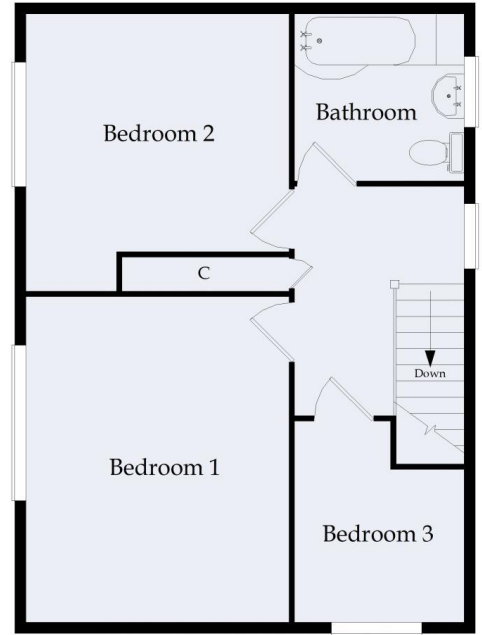
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor

This drawing is for illustrative purposes only (not to scale)
Copyright © 2021 ViewPlan.co.uk (Ref: VP24-4LQ-1, Rev: Org)













