

37 Hawthorne Avenue

Penarth, The Vale Of Glamorgan, CF64 3NH



A modern terraced property located in a lovely area. The living areas comprise a sitting room and kitchen / diner while there are three bedrooms and a bathroom above with a separate WC. The property further benefits from off road parking to the front for two cars and a very large rear garden, which will be maintained for your rental. This property is located in catchment for Victoria and Stanwell schools and is close to St Cyres Park. Viewing advised.

**David
Baker & Co.**
Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £1,350

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Ground Floor

Hallway

uPVC double glazed front door and window. Vinyl floor. Doors to the lounge and kitchen. Stairs to first floor. Power point. Central heating radiator.

Lounge

uPVC double glazed window to the front and rear. Power points. Two central heating radiators. TV point.

Kitchen

Vinyl flooring. uPVC double glazed windows to the side and rear. Under stair cupboard. Wall mounted gas combi-boiler. Central heating radiator. Power points. Door to the side and a door into the WC. Fridge freezer, washing machine and cooker will be provided. Power points.

WC

Vinyl floor. uPVC double glazed window to the side. Central heating radiator. WC and sink.

First Floor

Landing

Fitted carpet. uPVC double glazed window to the rear. Doors to all three bedrooms, bathroom and WC.

Bedroom 1

Double bedroom to the front. Fitted carpet. Built-in wardrobe. uPVC double glazed window to the front with Venetian blinds and curtains. Power points. Central heating radiator.

Bedroom 2

Double bedroom with uPVC double glazed window to the front. Venetian blinds and curtains to the window. Fitted carpet. Central heating radiator. Built-in cupboard. Power points.

Bedroom 3

Single bedroom with uPVC double glazed window to the rear overlooking the garden. Curtains to the window. Built-in cupboard. Fitted carpet. Central heating radiator. Power points.

W.C - Upstairs

WC and sink. Vinyl flooring. uPVC double glazed window to the rear. Central heating radiator.

Bathroom

Bath and sink. Vinyl floor. uPVC double glazed window to the rear. Extractor fan. Central heating radiator.

Outside

Front Garden

Part paved and part established shrubs, gates leading to off road parking for upto two cars, gate leading to rear garden.

Rear Garden

Large establish mature garden with plum trees, this will be maintained during the tenancy by a gardener included in the rental price

Additional Information

Availability and Furnishing Status

The house will be unfurnished, and is available immediately subject to the successful completion of the application process.

Council Tax

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

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. A holding deposit equal to one weeks rent is payable to secure the property. 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).

Approximate Internal Space

848 sq ft / 78.8 sq m.

Affordability

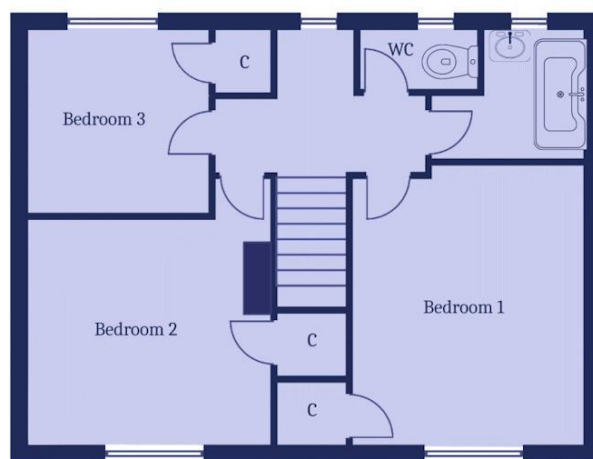
In order to complete the application process, applicants must be able to prove total gross income of £44,550 per year.

Energy Performance Certificate

Floor Plan



Ground Floor



First Floor







