



Taunton Drive, Aintree Village, Liverpool, L10 8JP

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for rent this extended three bedroom, unfurnished, Sefton semi detached property, situated in a very desirable location in Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen, utility and downstairs w.c.. To the first floor there are three double bedrooms and a newly refitted bathroom. Outside there is a good sized rear garden with brick outbuilding and front garden with driveway and off road parking leading to the attached garage. The property also benefits from double glazing and gas central heating.

£1,250 Per calendar month



Entrance Porch 5'8" x 7'5" (1.75m x 2.28m)

front door, glazed windows to front and side aspects, tiled floor

Hall

stained glass front door and side panel, radiator, stairs to first floor, understairs cupboard

Lounge 13'8" x 14'4" (4.190m x 4.37m)



uPVC double glazed window to front aspect, radiator, feature fireplace with gas fire, open to dining room

Dining Room 10'9" x 9'4" (3.29m x 2.86m)



double glazed patio doors to rear garden, radiator

Kitchen 10'7" x 10'7" (3.23m x 3.23m)



fitted kitchen with a range of wall and base cabinets with complementary worktops, new gas cooker, radiator, double glazed window to rear aspect

Utility Room 12'2" (max) x 10'1" (max) (3.71m (max) x 3.08m (max))



door to rear garden and door to garage, radiator, tiled floor, washing machine, fridge freezer and chest freezer

W.C.

low level w.c., glazed window to rear aspect, tiled floor

First Floor

Landing

glazed window to side aspect, built in cupboard, access to loft space

Bedroom 1 13'5" x 13'9" (into doorway) (4.09m x 4.20m (into doorway))



double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2 11'9" x 13'9" (into doorway) (3.59m x 4.20m (into doorway))



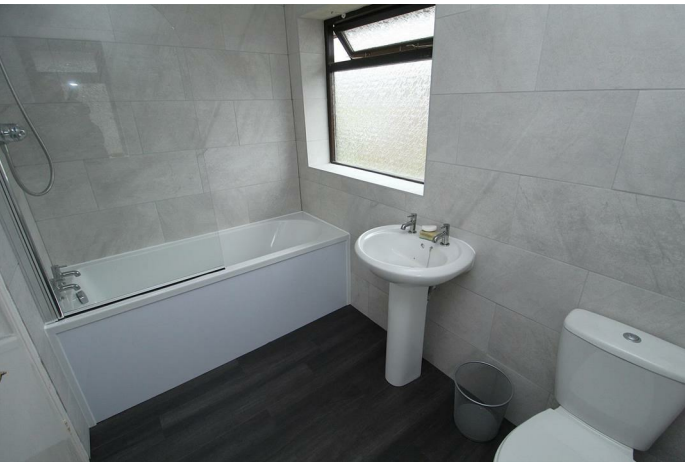
double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 3 10'2" x 9'0" (3.12m x 2.76m)



double glazed window to front aspect, radiator, built in cupboard

Family Bathroom 5'6" x 8'11" (1.68m x 2.72m)



new bathroom with with white suite comprising; panelled bath with main shower over, low level w.c. and wash hand basin, chrome heated towel rail, tiled walls, double glazed windows to side and rear aspects

Outside

Rear Garden

patio area and lawn, rear border, brick outbuilding

Front Garden

walled front with open access to lawn and driveway leading to the attached garage

Attached Garage 21'1" x 8'5" (6.45m x 2.57m)
up and over door, power and light

Note to Tenants

Every care has been taken with the preparation of these Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the tenancy. Photographs are reproduced for general information and all dimensions are approximate. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All properties are available for a minimum of six months. A security deposit of at least one month's rent is required. Rent is always to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Notifying and subsequent payment of all utilities, including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Tenant Referencing

To secure this property satisfactory references are required from prospective Tenant's employers or accountant (if self employed), current landlord (if appropriate), a credit check will be undertaken and a Guarantor may be required in some cases. The referencing process will be fully explained to a Tenant upon receipt of an Application Form and we may use the services of an independent referencing company to obtain and validate references. There are no tenant referencing, application or move in fees but a holding deposit will be required.

HOLDING DEPOSIT

A holding deposit of £100 (or 1 weeks rent if less) is required to secure the property for 15 days. If the Landlord then decides to rent to you we will deduct this amount from the security deposit that you are required to pay on the day you move in. If the Landlord decides not to rent to you then this amount will be fully refunded. However if you change your mind and decide not to proceed, or provide false or misleading information, or if you cannot pass a 'Right to Rent' immigration check then the Holding Deposit will NOT be refunded. You should therefore only pay it if you are serious about taking on the tenancy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



