

## 6 Graham Close - £1800 monthly rental



This elegant three bedroom, fully furnished house has been recently refurbished to an extremely high standard throughout and in our opinion is one of the most beautifully presented rental properties currently on the rental market.

Located at the top of the Old Town, the house is well situated within walking distance of the town centre and both the North and South Bay. The property benefits from sea views, recently installed double glazing and a new gas central heating system. Being fully furnished, the house is conveniently ready to move into straight away.

In brief, the property comprises of an entrance hall, utility room equipped with washer and dryer and an internal garage with off street parking on the ground floor. The first floor comprises of a quartz topped shaker kitchen with a breakfast bar, Aga cooker, built in oven, built in microwave, a separate area for the built in fridge & freezer, a toilet and large lounge/dining room with a balcony. The second floor benefits from two double bedrooms and a single bedroom, as well as a luxurious bathroom with freestanding roll top bath and walk-in shower.

The property accepts both children and pets. Council Tax Band TBC. EPC Rating D.







## **LOUNGE/DINER 19' x 11' 7" (5.79m x 3.53m)**

Large lounge/dining room with two sofas and smart television. A marble topped dining table with six dining chairs and hanging pendants finishes the room. The lounge features French doors which lead to the balcony and views over the old town.



## **KITCHEN 12' 2" x 10' 9" (3.71m x 3.28m)**

A quartz topped shaker style kitchen with a breakfast bar, three stools, an Aga cooker, built in oven, built in microwave and a separate area for the built in fridge & freezer. This separate area leads out onto the rear yard.



## **BEDROOM ONE 14' 3" x 12' (4.34m x 3.66m)**

The large master bedroom features a king sized, four-poster bed, two bedside tables, desk, large mirror, television and sea views.





**BEDROOM TWO** 11' 3" x 8' 2" (3.43m x 2.49m)

The second bedroom is configured with two twin, four-poster beds.



**BEDROOM THREE** 11' 2" x 6' 4" (3.4m x 1.93m)

The smallest bedroom has a unique raised queen sized double bed which takes advantage of the sea views and includes a wardrobe.



## BATHROOM

The luxurious bathroom is part tiled and part wood panelled; the highlight is the freestanding roll-top bath. There is also a large walk-in shower, wash-stand basin, radiator with towel rail and a toilet.





## ENTRANCE HALLWAY

Stone tiled flooring and panelled walls give a luxurious entrance to the house. It benefits from a small shoe and coat area by the front door.



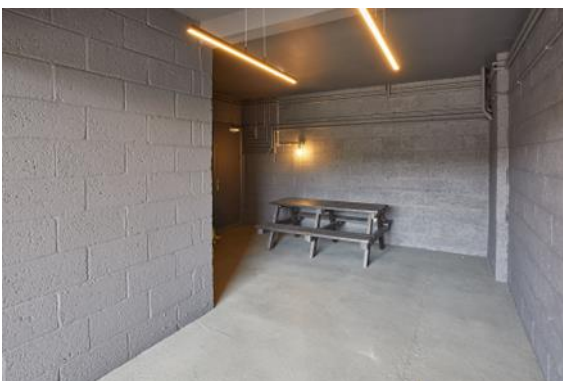
## UTILITY ROOM

The utility room follows on from the entry hallway and features a washer, a dryer, a farmhouse style sink and plenty of additional storage for household items in shaker style units.



## SEPARATE W/C

The first floor has a handy, separate toilet. The style flows on from the entrance hallway and is part panelled with tiled flooring, finished off with brass accents.



## GARAGE

The L-shaped integral garage has two stylish hanging lights for ease of use and is big enough to fit a car and additional storage.





## BALCONY

French doors off the lounge lead to the balcony which enjoys sea views and views across the Old Town and South Bay and is a tranquil place to sit in the warm, sunny summer.



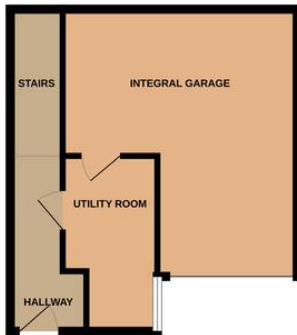
## REAR YARD

The private, enclosed rear yard features a picnic table and a small, well maintained garden area.



## FLOORPLAN

GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1314 sq.ft. (122.1 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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