

TO LET



South Crescent, East Dene
£850 pcm


MARTIN&CO

South Crescent, East Dene

Semi-Detached House,
3 bedroom, 1 bathroom

£850 pcm

Date available: Available Now

Deposit: £980

Unfurnished

Council Tax band: A

- Large Garden
- Recently Refurbished
- Modern Decor
- Off Road Parking
- Close To Transport Links
- Close to Local Amenities & Schools
- Popular For Families

Available now is this well-presented three-bedroom home, ideally situated on the popular South Crescent in East Dene. Perfect for families or professionals, the property offers spacious, comfortable living in a convenient location close to shops, schools, and excellent transport links.

The property features a welcoming lounge complete with an electric fire, creating a cosy focal point for relaxing evenings. The modern kitchen comes fitted with an oven and extractor hood and leads out to a generously sized rear garden, which boasts both a grassed lawn and a patio area-



ideal for outdoor dining and family gatherings.

Throughout the home, you'll find neutral décor that provides a clean and modern feel, allowing you to add your own personal touch. There are three well-proportioned bedrooms, all neutrally decorated, and a tiled family bathroom with a white suite.

Additional benefits include central heating, off-road parking to the front of the property, and a location that offers easy access to a range of local amenities and public transport options.

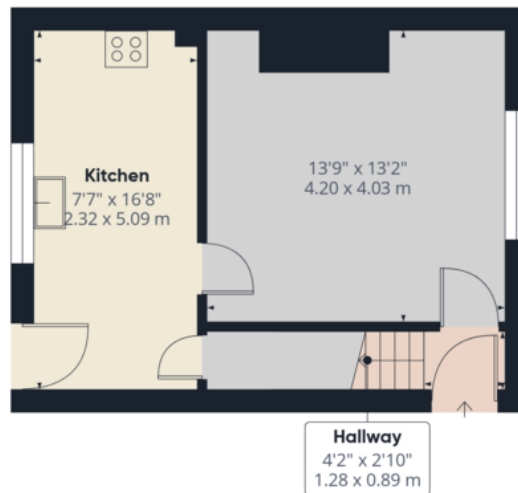
This lovely home is available for £850 per calendar month. Viewing is highly recommended.

Enquire today to arrange your viewing!

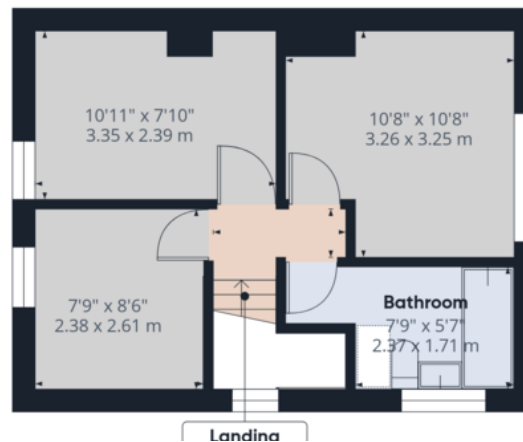


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
665 ft²
61.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.