



Instinct Guides You



Kempston Road, Rodwell £1,500 PCM

- Three Bedrooms
- Period Home With Bay Windows
- Lounge / Diner
- Breakfast Room
- EPC - In Progress
- Southerly Rear Garden
- Close To Town, Harbour & Beach
- Additional WC
- Available For Long Term Let
- Council Tax - C



Submit Your
Application Today...

aria | propertymark

Head to www.wilsonsominey.co.uk
to complete our application form.

All applications will be checked for savings. Once checked Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey  Instinct Guides You



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsonsominey.co.uk
W www.wilsonsominey.co.uk



Welcome to this charming three-bedroom period family home located on Kempston Road in the delightful area of Rodwell which is available for a long term let. This terraced house boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

The property features a family bathroom, perfect for those busy mornings or unwinding after a long day. The open plan lounge diner offers a spacious and inviting atmosphere, creating a seamless flow throughout the living space.

Conveniently situated within walking distance to both the town and the harbour, this home offers the best of both worlds - easy access to amenities and the tranquillity of the seaside. Additionally, the rear southerly garden provides a lovely outdoor space where you can enjoy some fresh air or relax in the summer sun

Don't miss out on the opportunity to make this lovely family home your own. Contact us today to arrange a viewing and envision the endless possibilities this property has to offer.

Council Tax - C

EPC - In Progress

Room Dimensions

Entrance

Hallway

Lounge/ Diner 21'3" x 11'10" max > 9'9" (6.48m x 3.61m max > 2.97m)

Breakfast Room 12'7 x 9'10 (3.84m x 3.00m)

Kitchen 10'9 x 9'11 (3.28m x 3.02m)

First Floor Landing

Bedroom One 12'10 + wardrobe x 10'7 + bay (3.91m + wardrobe x 3.23m + bay)

Bedroom Two 10'0 x 9'10 max (3.05m x 3.00m max)

Bedroom Three 12'1 x 10'10 (3.68m x 3.30m)

Bathroom

WC

Rear Garden

Pet Charge

In the event a pet is considered for this property, there will be an additional charge of £25.00 per month, per pet. Please ask one of the members of our team whether a pet may be considered.

Application Process

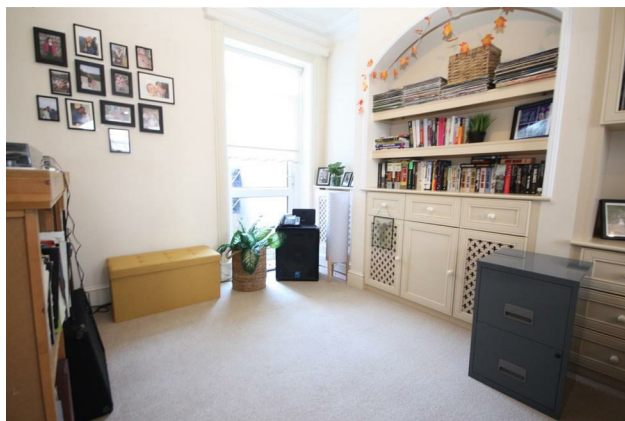
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

Once in receipt of an application, these will be sent to the landlord and they will shortlist those applicants to a select few, ensuring we are only conducting viewings with relevant parties.

IMPORTANT: Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

www.wilsontominey.co.uk/application



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.