



## 6 WILLOW GARTH

EASTINGTON, DN14 7QP

£135,000  
FREEHOLD

A semi detached bungalow situated in the popular village of Eastington. Having the benefit of gas central heating and double glazing. The property comprises, entrance, w.c, lounge/dining room, kitchen, 2 bedrooms and a bathroom. Outside there is a garage, driveway and rear garden. The property is in need of some improvements and modernisation. The property is currently let on an Assured Shorthold Tenancy, so the property can be sold with the tenant in situ or alternatively vacant possession can be given. PICTURES USED ARE PRIOR TO THE TENANCY STARTING.

EPC: D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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