

Toulmin Drive, Swadlincote, DE11 0BH
£1,000 Per Month



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Council Tax Band: B**

Description

A well-presented link-detached family home in a great location. The internal accommodation comprises of an entrance hallway, lounge kitchen diner, downstairs WC, utility, three good sized bedrooms, and a family bathroom. Outside there is a driveway providing off road parking and a garage with electric roller door, and internal access via the utility area.

Location

The property is located on the outskirts of the town centre, so it is perfect for amenities. Schools are within walking distance and the bus station is close by giving access to other local towns such as Ashby de la Zouch, and Burton on Trent. Swadlincote has an array of supermarkets, facilities such as a ski centre, leisure centre, gyms and eateries. There is also good commuter access to the A38 and A42/M42.

EPC Rating: D

Council Tax Band: B

Local Authority Area: South Derbyshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Interested parties should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the

appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

****Money Laundering Regulations 2003:****

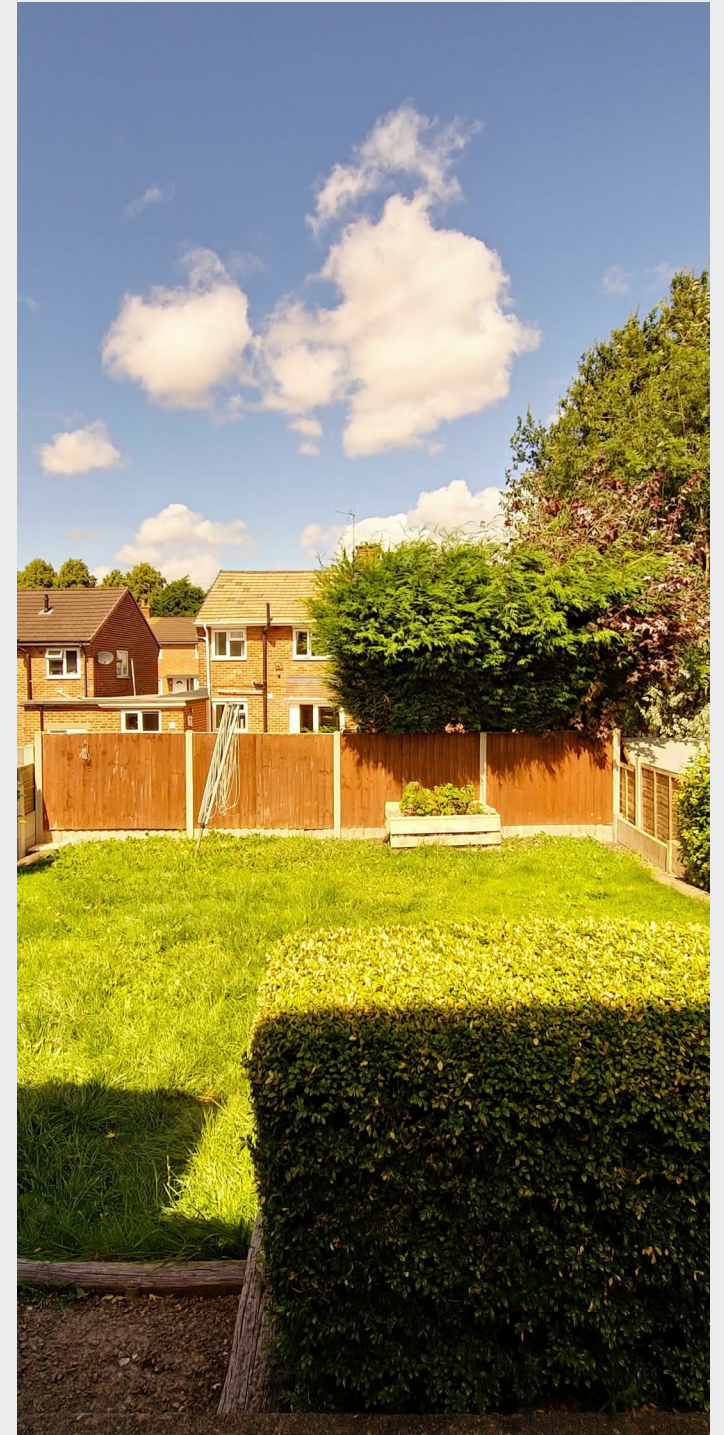
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

****Floorplans:****

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

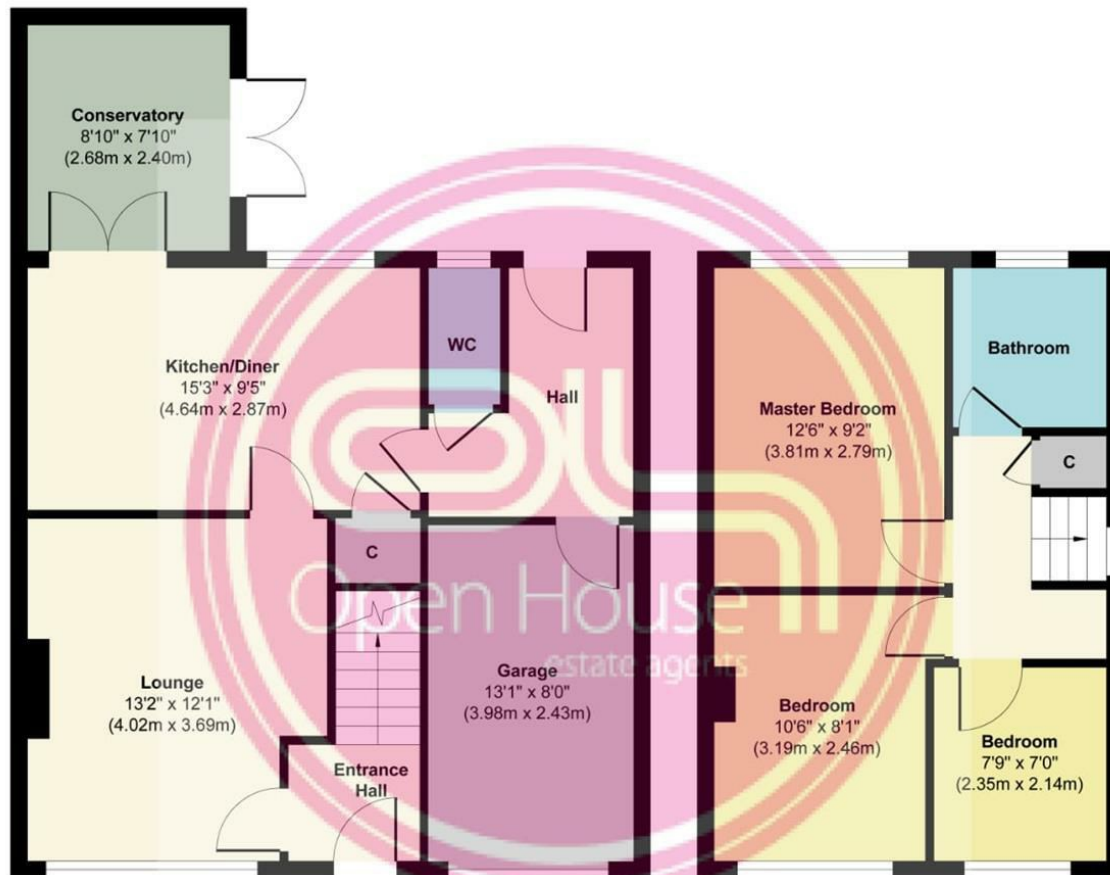








Open House Burton & Swadlincote



Ground Floor
 Approximate Floor Area
 618 sq. ft
 (57.41 sq.m)

First Floor
 Approximate Floor Area
 352 sq. ft
 (32.72 sq.m)

Approx. Gross Internal Floor Area 970 sq. ft / 90.13 sq. m

Illustration for identification purposes only, measurements approximate and not to scale, Unauthorised reproduction is prohibited.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	