



This excellent plot has become available to rent through Smith & Friends Estate Agents. Perfect for a family or working professionals the property has everything you require tucked away in the corner. Comprising of an entrance hallway, cloakroom, dining room, spacious lounge located at the rear of the property overlooking the garden and a modern kitchen/dining area on the ground floor. The upper level offers four good size bedrooms, master having ensuite facilities and the main family bathroom. External: enclose rear garden mainly laid to law and seating/patio area. Garage, paved driveway and not over looked to the front of the house.

****FURNISHED OR UNFURNISHED****

REQUIRED EARNINGS - TENANTS: £54,000pa; GUARANTORS: if required £64,800pa
Rent £1800
Bond £2076

Please contact Smith and Friends Stockton to arrange a viewing. Early viewings highly recommended.
(Application is subject to a holding fee - please refer to our website for further details)

Bloomfield Drive, Wynyard, TS22 5FA

4 Bedroom - House - Detached

£1,800 Per Calendar Month

EPC Rating: B

TENURE:

COUNCIL TAX BAND: E



**SMITH &
FRIENDS**
ESTATE AGENTS

Bloomfield Drive, Wynyard, TS22 5FA



ENTRANCE HALLWAY
14'3 x 4'1 (4.34m x 1.24m)

CLOAKROOM
4'11 x 2'9 (1.50m x 0.84m)

LOUNGE
11'6 x 15'6 (3.51m x 4.72m)

DINING ROOM
10'7 x 8'11 (3.23m x 2.72m)

KITCHEN
17'2 x 9' (5.23m x 2.74m)

LANDING
12'8 x 6'9 (3.86m x 2.06m)

BEDROOM
10'5 x 11'9 (3.18m x 3.58m)

EN SUITE
7'10 x 4'6 (2.39m x 1.37m)

BEDROOM
10' x 12'7 (3.05m x 3.84m)

BEDROOM
11'3 x 9'2 (3.43m x 2.79m)

BEDROOM
9'3 x 8'1 (2.82m x 2.46m)

BATHROOM
6'2 x 9'3 (1.88m x 2.82m)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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

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