



OFFERED FOR LET ON AN UNFURNISHED BASIS - A spacious and well presented end terraced property benefitting from THREE DOUBLE BEDROOMS and two reception rooms, with further benefits including gas central heating, uPVC double glazing and solar panels (owned). The internal layout comprises: entrance vestibule through to a generous lounge which in turn leads through to the kitchen, featuring units to base and wall level with built-in oven, hob and extractor included. A separate dining room incorporates stairs to the first floor, door to the rear garden and access to a useful ground floor WC. To the first floor are three good size double bedrooms and the family bathroom which is fitted with a three piece white suite. Externally is a lawned front garden, small storage area to the side and pleasant enclosed rear garden with lawn, block paved patio and timber storage shed included. Exmoor Grove is located in a popular part of Throston Grange, with access from Falmouth Grove via Wiltshire Way.

UNFURNISHED/NO SMOKERS/PETS CONSIDERED, subject to pet rent
 REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa
 BOND £865

Exmoor Grove, Throston Grange, Hartlepool, TS26 0XE
3 Bed - House - End Terrace
£750 Per Calendar Month
EPC Rating: C
Council Tax Band: A
Tenure: Freehold



Exmoor Grove, Hartlepool, TS26 0XE



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, conveyancing and removal 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		
(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	75	78
EU Directive 2002/91/EC		

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