



**Longleat Walk, Ingleby Barwick, TS17 5BZ**  
**2 Bed - House - End Terrace**  
**£750 Per Month**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS







**Longleat Walk, TS17 5BZ**

\*\*\* AVAILABLE IMMEDIATELY \*\*\*

SMITH & FRIENDS are pleased to bring to the Market This Modern Two Bedroom Property, Located within the Popular Broomhill Area of Ingleby Barwick. Located within Walking Distance of Local Shops, Excellent Schools, Pubs and Restaurants and on a Excellent Network of Roads and Bus Services.

The Property Briefly Comprises of; Entrance Hall, Cloakroom/WC, Modern Kitchen with Integrated Fridge/Freezer, Oven and Fitted Gas Hob. The First Floor has a Landing, leading to Two Double Bedrooms, with the Master providing a Fitted Wardrobe and Modern Three Piece Shower Room.

The Property Benefits from Gas Central Heating and UPVC Double Glazing. Externally, the Front of the Property looks onto a Grass Verge and a Gravelled Garden, and to the Rear of the Property you will find an Enclosed Low-Maintenance Garden, and Two Allocated Rear Parking Bays.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.  
REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa  
RENT £750 PCM  
BOND £865  
(Application is subject to a Holding Fee - please refer to our website for further details)



**GROUND FLOOR**

**Entrance Hall**

**Downstairs WC/Cloakroom**

**Kitchen**  
**8'9" x 8'4"**

**Lounge**  
**15'7" x 12'1"**

**FIRST FLOOR**

**Landing**

**Bedroom 1**  
**13'1" x 8'5"**

**Bedroom 2**  
**11'3" x 6'11"**

**Bathroom**



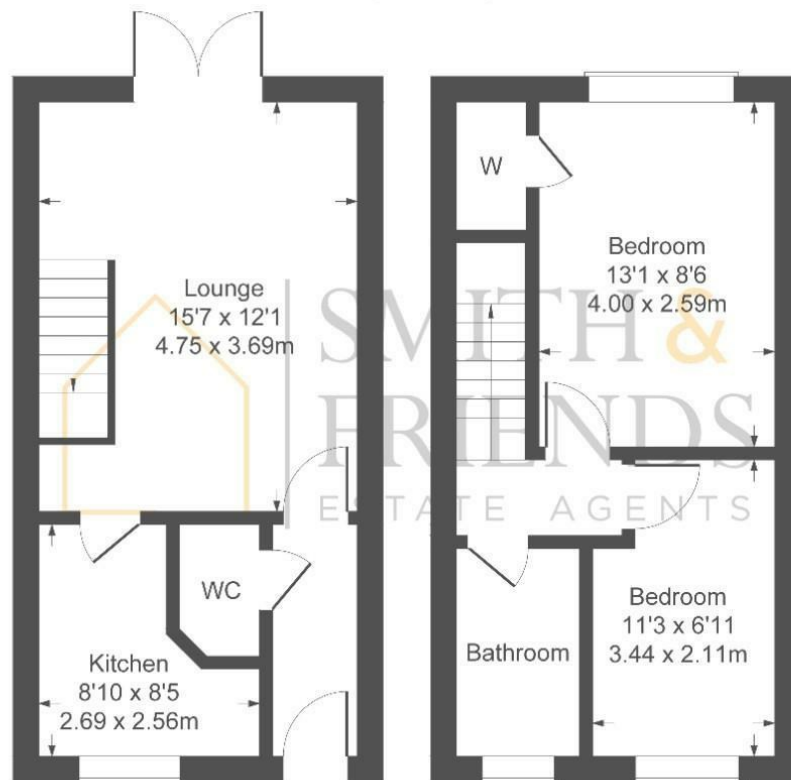






# Longleat Walk

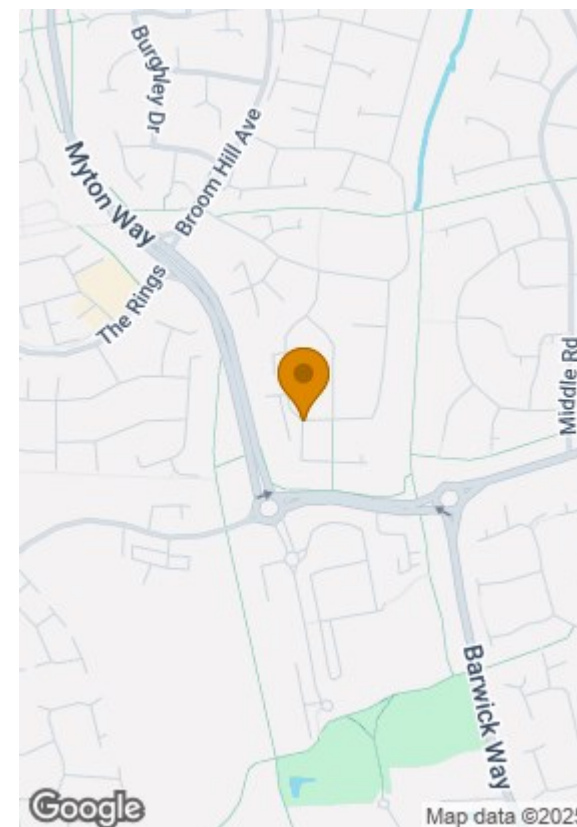
Approximate Gross Internal Area  
603 sq ft - 56 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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		
England & Wales		EU Directive 2002/91/EC

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.

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