

**TO LET**



**Oldfield Park, Westbury**

**1 Bedroom, 1 Bathroom, Shared House**

**£445 pcm**

  
**MARTIN&CO**



## Oldfield Park, Westbury

Shared House,  
1 bedroom, 1 bathroom

£445 pcm

Date available: 6th October  
2024

Deposit: £510

Holding deposit: £110

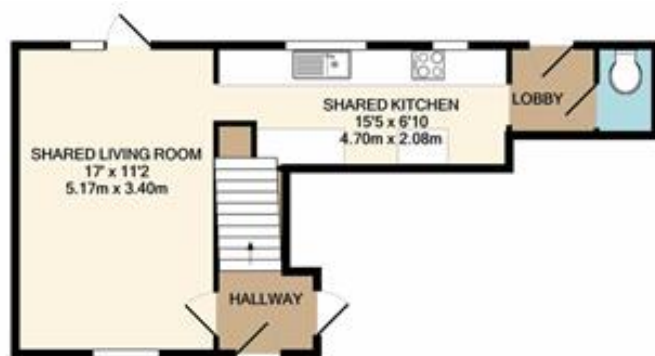
Furnished

Council Tax band: C

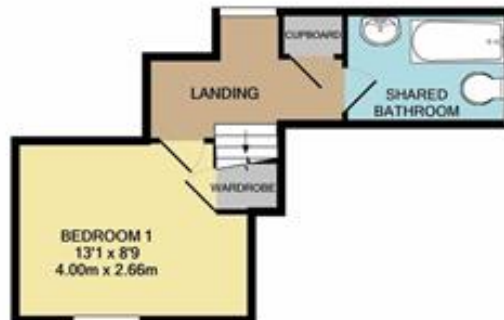
- Double bedroom in a shared house
- Shared use of living room, fitted kitchen, bathroom and separate cloakroom
- Enclosed garden and parking for residents to rear
- Utility bills and council tax included in the rent
- Central town location
- Initial six month tenancy
- Professionally managed by Martin & Co.

A double bedroom available in a shared house from early September. Includes use of shared living room, kitchen, bathroom, cloakroom and enclosed garden along with parking for residents. Offered on an initial six month tenancy, utility bills and Council Tax are included in the rent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 260 SQ.FT.  
(24.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Martin & Co Westbury

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.