















A fabulous detached residence within this popular modern development is available immediately on an unfurnished basis. Internally there is a lounge, modern dining kitchen, utility and cloakroom/WC whilst to the first floor there are three bedrooms, one with en-suite shower room and a separate bathroom. Externally there is a driveway leading to a garage and a good sized rear garden. This popular and convenient location provides easy access to an extensive range of local amenities, shops and schools as well as providing excellent transport connections to surrounding areas and major road networks. Internal inspection recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

### Entrance Lobby

Radiator with radiator cover and stairs to the first floor

### Lounge 10'0" x 15'10"



Double glazed window to the front, 2x radiators and storage cupboard.

### Dining Kitchen 17'0" x 8'2"



Fitted with modern wall and base unit with work surfaces over incorporating a single bowl stainless steel sink and drainer unit, integrated appliances include Zanussi oven, gas hob with extractor fan over, dishwasher, fridge and freezer, double glazed window, double glazed French patio doors leading to the rear garden and a radiator with radiator cover. Door to utility.

### Utility 5'1" x 4'11"

Fitted wall and base units, radiator, double glazed window and boiler concealed in cupboard. Door to WC

### Cloakroom/WC



Low level WC and mini washbasin, radiator and double glazed window.

### First Floor Landing

Access point to loft and a radiator.

### Bedroom 1 9'1" x 11'11"



Double glazed window to front, 2 x radiators and mirror fronted fitted sliding door wardrobes. Door to en suite shower room.

### En-Suite Shower Room



Low level WC, washbasin and enclosed shower, fitted cabinets, ladder style radiator and double glazed frosted window.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 10'0" x 11'8"



Double glazed window to front, radiator and storage cupboard.

## Bedroom 3 6'0" x 10'8"



Double glazed window to rear and a radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, radiator, part tiles wall, fitted cabinet and a double glazed window.

## Outside



Garden to the front with driveway leading to garage whilst to the rear a generous garden mainly laid to lawn.

## Council Tax Band

The Council Tax Band is Band D.

## Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing

To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

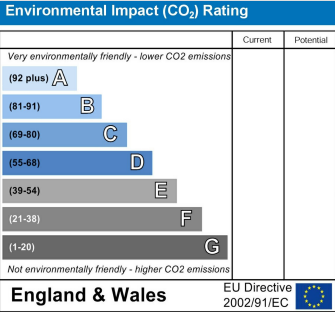
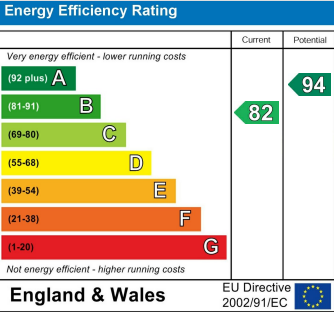
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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