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**BILL  
BANNISTER**

Sales & Lettings



## 9 Moorfield Road , Pool, TR15 3QB

**£1,300 Per month**



We are pleased to offer this spacious and well presented three bedroom detached house in this conveniently located development.

Small front garden with parking on the drive for one vehicle (please note the garage is not included with the tenancy)

Nice sized reception room with gas fire, dining room with patio doors to the rear garden.

Spacious kitchen with a range of base and eye level units. Electric cooker and integrated fridge.

Large utility room with space for fridge/freezer, washing machine, dishwasher and tumble dryer.

Downstairs shower room with WC and basin.

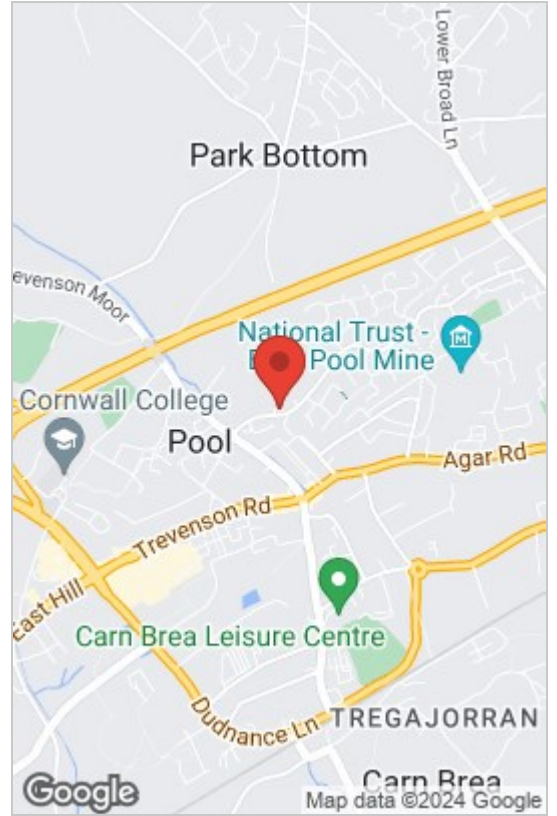
Door to rear garden which is fully enclosed and has a gate to the side of the property.

Upstairs there are two double bedrooms both with fitted wardrobes, and a single bedroom. Newly fitted shower room with WC and basin.

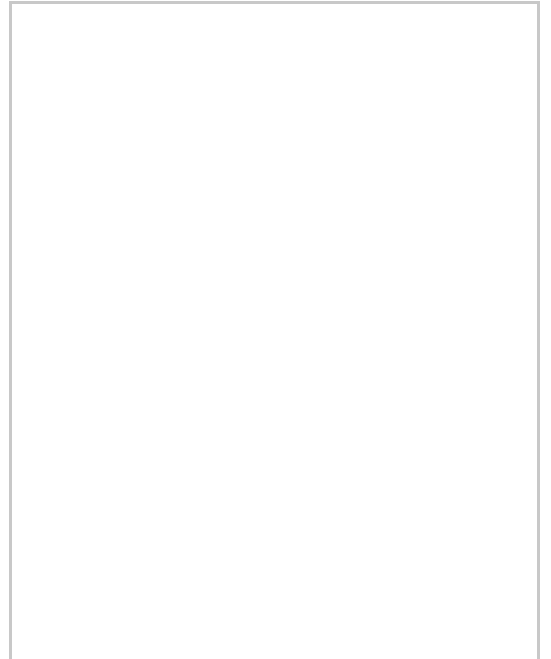
Available now. Parking for one car. EPC rated D56. Council Tax band C. Deposit £1500.00. Holding Deposit £300.00. Gas Central Heating. One small pet may be considered dependent on circumstances.



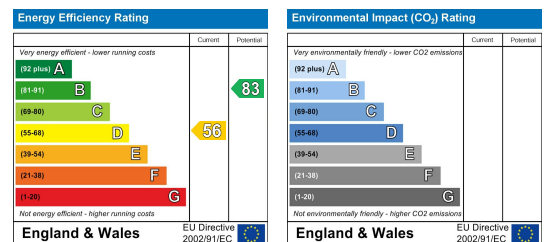
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.