

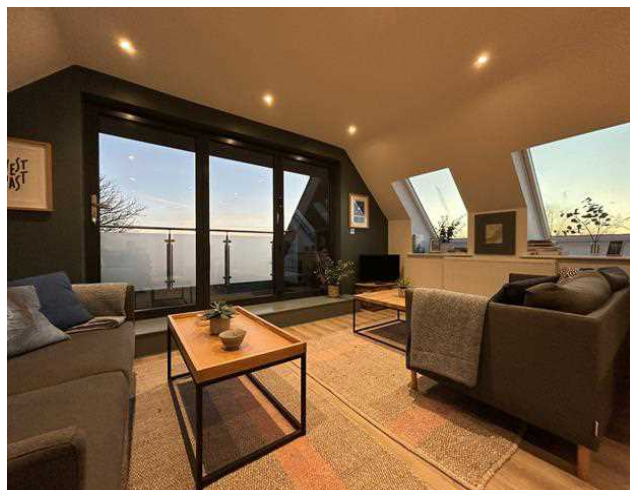
## 3 Stables Mews

Penstowe, Penstowe Rd, Kilkhampton, EX23 9QY



£ 1000.00 pcm

Immaculately presented two bedroom flat  
Large private balcony overlooking Penstowe Park  
Allocated parking space to front of property  
Available either furnished or unfurnished  
Situated on the outskirts of popular Kilkhampton  
EPC Rating - E    Council Tax Band- A



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The property is accessed through Penstowe park, with a private drive leading to a courtyard of properties. With an allocated parking space in front of property.

Private entrance door leads into;

#### Entrance Hallway

With door off to downstairs W/C. The hallway also benefits from a large and open under stairs storage area.

Stairs lead up to the first floor landing, with doors off to all rooms;

#### Lounge/Kitchen/Dining area

A large and open plan space, with a range of velux windows and large bifold patio doors leading out to the balcony.

The kitchen area comprises a range of floor mounted units, freestanding undercounter fridge, built in electric oven with induction hob and extractor above, stainless steel sink with mixer tap and tiled splash back throughout.

The living areas are well furnished throughout, with potential for furnishings to be removed for the right tenant.

#### Balcony

A well proportioned balcony with views over Penstowe park and beyond. Points/fixings for a hammock and a range of outdoor chairs are stored within the loves of the balcony. Frosted glass balustrades, providing privacy.

#### Bedroom one

A double room, with large Velux window to rear elevation. Carpeted throughout, spotlights to ceiling and wall mounted electric fired radiator.

#### Bedroom two

A small double bedroom, currently fitted with a single bed and set of single bunk beds. Dormer style window to front elevation. Carpeted throughout, spotlights to ceiling and wall mounted electric fired radiator.

#### Shower room

Lovely and modern, comprising a large walk in shower with dual shower head and glass screen, hand wash basin with vanity unit below and LED mirror above, and W/C.

What Three Words Location-  
///lifestyle.shuttle.crew

Property Reference: D3023

#### Tenancy Information

One Months Rent In Advance

Deposit (5x One Weeks Rent)



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