

# Arnolds | Keys



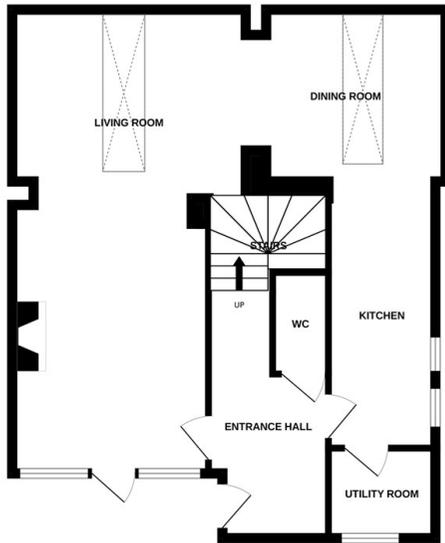
## 2 Lyngate Gardens, Lyngate Farm, Lyngate Road, North £1,300 Per Calendar Month

- Semi Detached Thatched Barn Conversion
- Spacious Lounge and Diner
- Garage and Parking
- EPC Rating D
- Set in 84 Acre Private Estate Of Fields & Woodland For Residents To Enjoy
- Farmhouse Style Kitchen
- Gas Central Heating & Double Glazing
- 2 Double Bedrooms
- Bathroom and En-suite
- Dog Considered

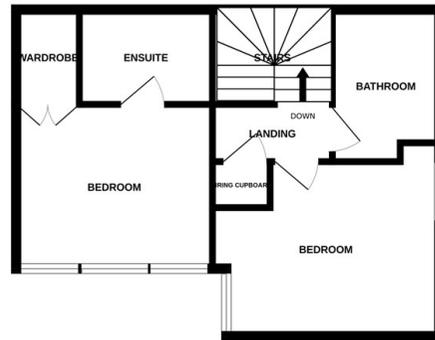
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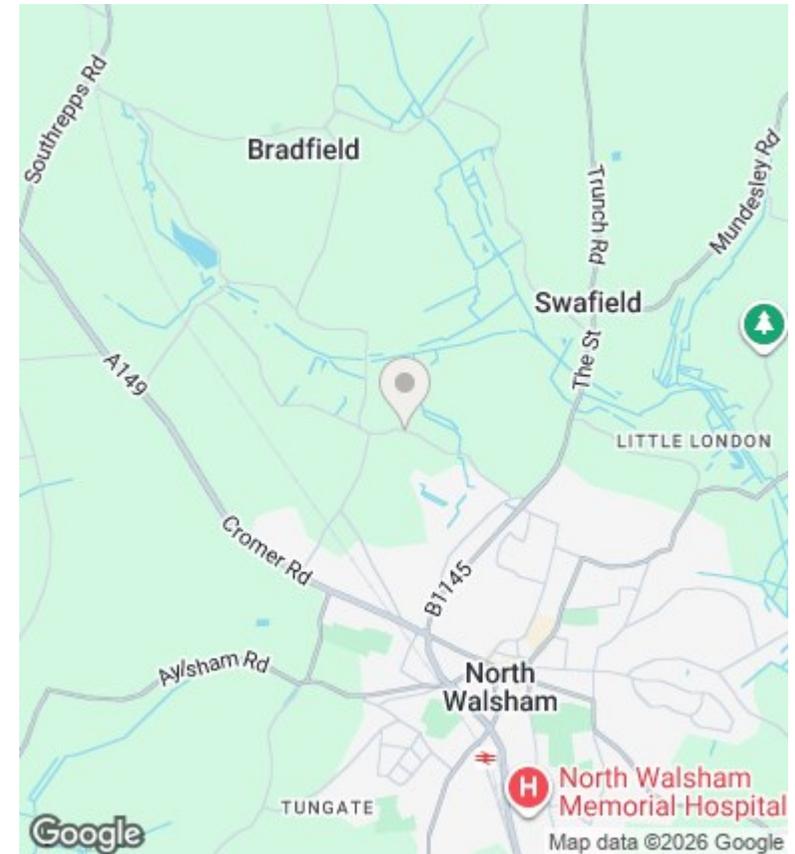
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Directions

## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	