

# BRUNTON

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## RESIDENTIAL



**ELMWOOD PARK MEWS, GREAT PARK, NE13**

**£1,150 Per Month**



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\*\*\*360 VIRTUAL TOUR\*\*\* - 3-BED PERSIMMON SEATON BUILD

Available 01/09/2026 - Rent £1,150pcm - Brunton Residential are delighted to offer to rent this three-bedroom townhouse located on Elmwood Park Mews in Great Park. This home is in excellent condition throughout and would make a perfect home.

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Accommodation briefly comprises of; entrance porch, lounge with window to front, breakfasting kitchen with French door access to rear gardens and an internal hallway with WC & staircase to first floor. The kitchen has a range of wall and floor units with coordinated work surfaces and some fitted appliances, in addition to the French doors, the kitchen also offers an extra window overlooking the rear gardens. The first floor consists of two bedrooms of equal size, both would fit a double bed with furniture while a family bathroom is in between. The top floor boasts a large master bedroom with ample storage. The property is one of few semi detached styles within the estate, it offers some extra external space along with a favourable parking set up. The rear garden is laid to lawn with patio and pathway access to a garden shed with fenced boundaries.



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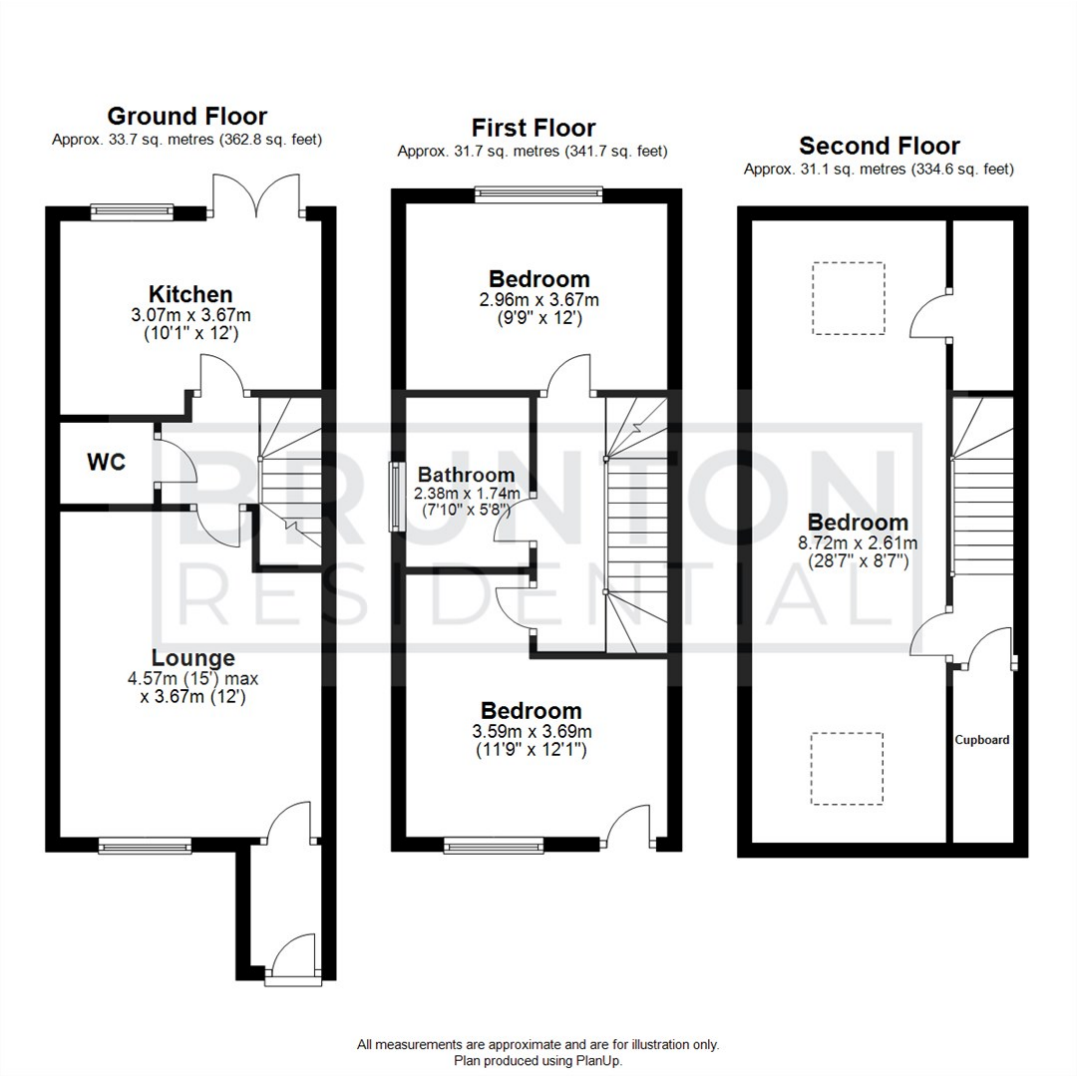
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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   | 83                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |