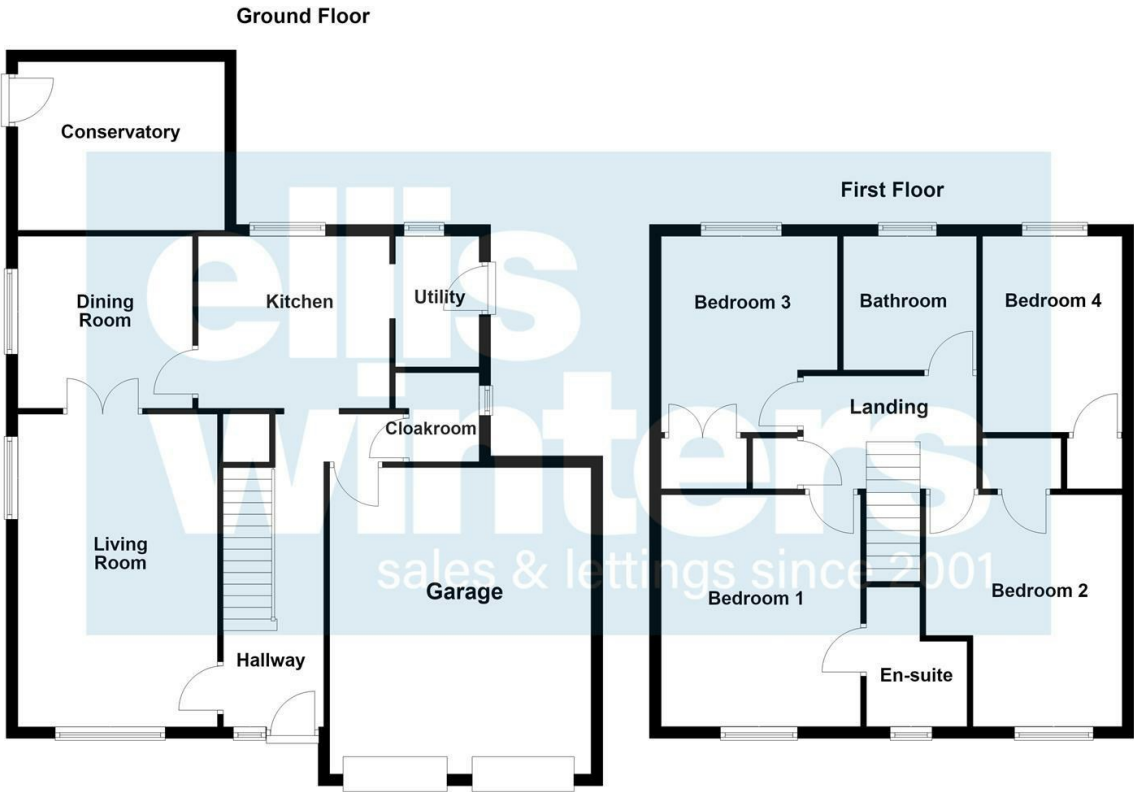




GROUND FLOOR

Front entrance door to:

ENTRANCE HALL

Double-glazed window to the front, under-stairs storage cupboard, radiator, coving to the ceiling, stairs leading to the first floor.

CLOAKROOM

Fitted with a two-piece suite comprising a wash hand basin and low-level WC, double-glazed window to side, extractor fan, tiled splashbacks, radiator, coving to ceiling.

LOUNGE

5.34m (17'6") x 3.43m (11'3") Double glazed window to side, double glazed window to front, radiator, coving to ceiling.

DINING ROOM

3.00m (9'10") x 2.96m (9'9") Double glazed window to side, radiator, coving to ceiling.

CONSERVATORY

3.56m (11'8") x 2.90m (9'6") Half brick and half UPVC double glazed construction, door to rear garden.

KITCHEN

3.29m (10'10") x 2.96m (9'9") Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, extractor fan, built-in eye level electric oven with grill, built-in four ring gas hob, double glazed window to rear, radiator, coving to ceiling.

UTILITY ROOM

2.21m (7'3") x 1.46m (4'9") Fitted with a matching range of base and eye level units with worktop space over, plumbing for automatic washing machine and dishwasher, double glazed window to rear, wall mounted gas radiator heating boiler.

FIRST FLOOR LANDING

Radiator, coving to ceiling, door to airing cupboard.

BEDROOM 1

3.99m (13'1") x 3.43m (11'3") Double glazed window to front, radiator, coving to ceiling.

EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising shower cubicle with power shower over, pedestal wash hand basin and low-level WC, extractor fan, double glazed window to front,

radiator.

BEDROOM 2

3.94m (12'11") x 3.43m (11'3")max Double glazed window to front, radiator, coving to ceiling, built-in wardrobe.

BEDROOM 3

3.37m (11'1") x 2.88m (9'5")max Double glazed window to rear, radiator, coving to ceiling, built-in wardrobe.

BEDROOM 4

3.49m (11'5") x 2.52m (8'3") Double glazed window to rear, radiator, coving to ceiling, built in wardrobe.

BATHROOM

Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splash backs, extractor fan, double glazed window to rear, radiator, coving to ceiling.

OUTSIDE

The front garden is laid to lawn with shrubs, bushes and a low-level hedge border to the front. A block paved driveway to the front offers off-road parking and leads to a double garage with two up-and-over doors. Side access leads to the rear garden, which is mainly laid to lawn with shrubs, bushes and a patio area.

Further Information

Council Tax Band: E

EPC Rating: D

Minimum annual income to pass referencing: £60,000

Holding Deposit

At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.

Tenant Reference and Credit Checks

As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR).

The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

A detached property south of St Audrey Lane, only a short walk from the town centre and all its amenities. Accommodation briefly comprises four double bedrooms with an en suite to the master bedroom, two reception rooms, a kitchen and a conservatory. The property also benefits from a double garage, a utility room and a cloakroom. Available End of November. Deposit £2000.

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