



**GROUND FLOOR**  
Front entrance door to:

**ENTRANCE HALL**  
Radiator, exposed wooden flooring, under stairs storage, feature staircase leading to first floor.

**CLOAKROOM**  
Fitted with two piece suite comprising of a pedestal wash hand basin and high-level flush WC, tiled splash back, exposed wooden flooring, plumbing for automatic washing machine.

**KITCHEN/BREAKFAST ROOM**  
4.79m (15'9") x 4.15m (13'7")  
Fitted with a matching range of base and eye level units with worktop space over, china butler style sink with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, electric range oven with grill, five ring gas hob and an extractor hood over, sash window to front, double glazed sash window to side, gas fire with feature surround, radiator, exposed wooden flooring.

**DINING ROOM**  
4.80m (15'9") x 4.17m (13'8")  
Sash window to front, gas fire with feature surround, radiator, exposed wooden flooring.

**LOUNGE**  
6.20m (20'4") max x 5.41m (17'9")  
Bay sash windows to front, sash window to side, gas fire with feature surround, radiator, exposed wooden flooring.

**HALL**  
Door opens to stairs leading down to cellar.

**CELLAR**  
Two double glazed windows to side, radiator, door to outside.

**FIRST FLOOR**

**LANDING**  
Double glazed sash window to rear, radiator, exposed wooden flooring, door to airing cupboard.

**BEDROOM 1**  
5.39m (17'8") x 3.60m (11'10")  
Bay sash window to front, sash window to side, feature fireplace, radiator.

**BEDROOM 2**  
4.34m (14'3") x 3.06m (10'1")  
Sash window to front, feature fireplace, radiator, exposed wooden flooring.

**EN-SUITE SHOWER ROOM**  
Fitted with three piece suite comprising tiled shower cubicle with shower over, pedestal wash hand basin and low-level WC, extractor fan, radiator, exposed wooden flooring.

**BEDROOM 3**  
3.99m (13'1") x 3.59m (11'9")  
Double glazed sash window to front, feature fireplace, radiator, exposed wooden flooring, door to:

**EN-SUITE SHOWER ROOM**  
Fitted with three piece suite comprising tiled double shower cubicle with shower over, pedestal wash hand basin and high-level flush WC, extractor fan, sash window to front, radiator, exposed wooden flooring.

**BEDROOM 4**  
4.17m (13'8") x 2.43m (8')  
Sash window to side, radiator, exposed wooden flooring.

**BATHROOM 1**  
Fitted with four piece suite comprising roll top bath with telephone style taps, pedestal wash hand basin, tiled double shower cubicle with shower over and high-level flush WC, extractor fan, double glazed sash window to side, radiator, exposed wooden flooring, door to:

**BATHROOM 2**  
Fitted with three piece suite comprising roll top bath with telephone style taps, pedestal wash hand basin and high-level flush WC, heated towel rail, extractor fan, sash window to rear, sash window to side, radiator, exposed wooden flooring.

**OUTSIDE**  
A driveway offers ample off road parking for several vehicles. The garden is mainly laid to lawn with mature trees, flowers, shrubs and bushes.

Further Info  
Length Of Tenancy: Minimum of 6 months  
Council Tax Band: E  
EPC Rating: D  
Minimum household income required to pass referencing: £57,000

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 rarely available, character home to let with large spacious accommodation which has been finished to a high standard with lots of original features including sash windows and original fireplaces. Available mid January. Deposit £2000.

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