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**9 WATERS EDGE, STOKE ST MICHAEL,
BA3 5GA**



TO LET £1500 pcm

A modern 3 bedroom property presented over 3 storeys. Stylish kitchen with integrated white goods. Living room with feature fire place, 3 Double bedrooms, one with en-suite, deck and garden to rear. GCH/DG and allocated parking. Available now!

HALL:

Stairs to first floor, radiator

LIVING ROOM: 3.41m x 5.4m

French doors to rear, window to front, neutral decoration and carpet, aerial point, feature fire place



KITCHEN/DINER: 2.46 m x 6.2 m

Window to rear, door leading to side deck area. two roof lights

Variety of wall and base units, integrated 50/50 fridge/freezer, dishwasher, and washing machine, opening to dining area.



BEDROOM 1.3m x 2.7m

Window to rear, radiator, fitted wardrobe



BEDROOM 2.3m x 2.6m

Window to front, radiator, fitted wardrobe



FAMILY BATHROOM:

Window to rear, white panelled bath, low level WC and basin with storage unit. Shower over bath.

MASTER BEDROOM WITH EN SUITE: 4m x 3m

Two roof lights, fitted cupboards, radiator and door to en suite - double shower base, low level WC and basin.



OUTSIDE:

To the front is an enclosed paved area:

To the rear is a decking area with steps leading down to lawned rear garden, backing onto a stream.



TO RENT THIS PROPERTY YOU WILL NEED :

RENT	£1500.00
DEPOSIT	£1500.00

TOTAL	£3000.00
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This needs to be paid in cleared funds prior to occupancy.

Tenants must pay gas, electricity, water, sewerage and council tax bills.

Tenants are also reminded of the need for a TV licence to the property.

EPC RATING "C"

If a phone line is required the re-activation charge (if applicable) is payable by the tenant.

Connection for a TV is the responsibility of the tenant. Tenants are also reminded of the need for a TV licence if a TV is used in the property.

The landlord will insure the building but tenants are responsible for, and must have their own contents insurance.

All of the information given is correct to the knowledge of the agents however we advise all tenant to view the property.