



The Rings, Ingleby Barwick, TS17 5LL
3 Bed - House - Semi-Detached
£995 Per Calendar Month

Council Tax Band: C
EPC Rating:
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



The Rings, TS17 5LL

*** AVAILABLE IMMEDIATELY ***
*** RE-DECORATED THROUGHOUT ***
*** NEW CARPETS ***

Available immediately to let, this beautifully refurbished three-bedroom semi-detached property is situated within the highly popular ‘Rings’ development of Ingleby Barwick and is sure to prove extremely popular.

The property briefly comprises an entrance porch leading into a bright and spacious lounge, complete with useful storage cupboard. To the rear is a stunning modern kitchen/diner, featuring stylish tiled flooring, contemporary white high-gloss units and French doors opening directly onto the low-maintenance rear garden. A convenient downstairs WC completes the ground floor.

To the first floor are two generous double bedrooms and a modern family bathroom fitted with a three-piece suite. The impressive large master bedroom occupies the second floor and benefits from a separate, stylish en-suite shower room.

Having been fully decorated throughout with brand-new carpets, the property is presented to an excellent standard and is ready to move straight into.

Externally, the property benefits from two allocated parking spaces to the rear, while its location provides easy access to Sandgate shops, highly regarded local schools and a wide range of amenities. Excellent transport links are also available, with convenient access to the A66, A19 and A174.

UNFURNISHED - Subject to Terms & Conditions.
REQUIRED EARNINGS: Tenants £29,850pa; Guarantor, if required £35,820pa
RENT £995 PCM
BOND £1148
(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

Entrance Hall

3'7" x 3'7" (1.11m x 1.11m)

Lounge

14'7" x 11'9" (4.47m x 3.59m)

Kitchen/Dining Room

7'8" x 11'9" (2.36m x 3.59m)

Downstairs WC

3'9" x 4'4" (1.16m x 1.33m)

FIRST FLOOR

Bedroom 2

8'9" x 11'10" (2.68m x 3.61m)

Bedroom 3

7'8" x 11'9" (2.35m x 3.60m)

Family Bathroom

7'11" x 5'7" (2.43m x 1.72m)

SECOND FLOOR

Master Bedroom

13'1" x 8'5" (3.99m x 2.58m)

En-Suite

5'1" x 10'10" (1.55m x 3.32m)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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