

**TO LET**



**Teelings Drive, Fernley Park**  
**£1,700 pcm**

  
**MARTIN&CO**



## Teelings Drive, Fernley Park

Semi-Detached House,  
3 bedroom, 2 bathroom

£1,700 pcm

Date available: From 14<sup>th</sup> March 2026

Deposit: £1,961

Unfurnished

Council Tax band: D

- Spacious Accommodation
- Integral Kitchen Appliances
- En-Suite
- Gas Central Heating



Available Date - From 14th March 2026

Holding Deposit - £392.00

Rent - £1700pcm

Deposit - £1961

Council Tax Band – 'D'

Electricity Supply – Mains services

Water Supply – Mains services

Sewerage – Mains services

Heating – Gas

Broadband – Ultrafast available (According to Ofcom)

Mobile Signal Coverage – (According to Ofcom)



EE: Good outdoor, variable in home  
O2: Good outdoor  
Three: Good outdoor  
Vodafone: Good outdoor  
Parking – Allocated parking space

ENTRANCE HALL Cloakroom with WC. Under stair storage cupboard.

LOUNGE 15' 10" x 10' 8" (4.85m x 3.27m) Spacious room with french doors leading to enclosed garden.

KITCHEN/DINER 15' 10" x 10' 0" (4.85m x 3.06m) Double aspect room with fully integrated kitchen with a range of eye level and base units, electric fan assisted oven with gas hob, integrated fridge/freezer, dishwasher and washer dryer.

#### FIRST FLOOR

MASTER BEDROOM 10' 8" x 11' 1" (3.27m x 3.38m) Spacious Double with fitted wardrobes. En-suite shower room fitted with a contemporary style suite and double shower.



BEDROOM TWO 10' 0" x 8' 9" (3.07m x 2.69m) Double bedroom benefiting from dual aspect.

BEDROOM THREE 10' 0" x 6' 9" (3.06m x 2.08m) Single bedroom

OUTSIDE Fully enclosed rear garden laid mostly to lawn with patio area. Allocated parking bay.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

## The Thornbury

**3 Bedrooms**  
905 sqft (84.12 sqm)

### GROUND FLOOR

Living Room  
4845mm x 3265mm / 15'10" x 10'8"  
Kitchen / Dining Area  
4845mm x 3060mm / 15'11" x 10'1"

### FIRST FLOOR

Bedroom 1  
3265mm x 3375mm / 10'9" x 11'1"  
Bedroom 2  
3065mm x 2690mm / 10'1" x 8'10"  
Bedroom 3  
3060mm x 2080mm / 10'1" x 6'10"



## Martin & Co Uckfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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