

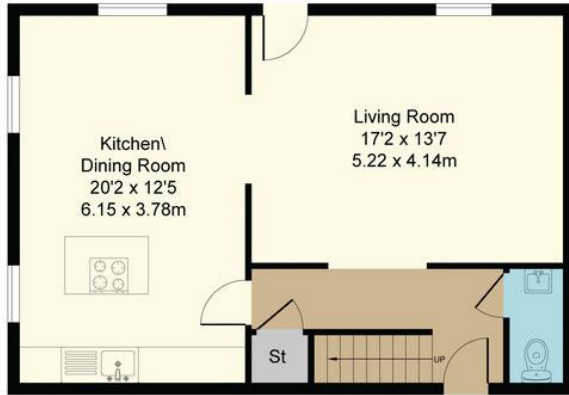


Steven Oates are pleased to offer for rent this beautifully presented three bedroom semi-detached family home sat within a prestigious gated development in a picturesque setting surrounded by 67 acres of parkland. The property benefits from a fully fitted kitchen, bright and airy living room, ground floor cloakroom, en-suite to master bedroom, large garden and two car ports. Available beginning of May and offered unfurnished.

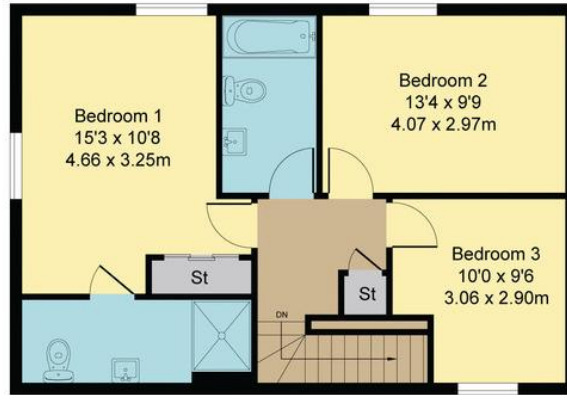




Approximate Gross Internal Area
1205 sq ft - 112 sq m



Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.