

FLECKNOE, FLECKNOE CV23 8AZ



- Rural Location
- Barn Conversion
- Geo Thermal Heating
 - Three Bedrooms
 - Allocated parking
- Available: Immediately
- Restrictions: not suitable for pets
 - Current EPC Rating: 73 (C)

3 BEDROOMS

£1,025 PCM

This small development comprises of residential and commercial offices. This property one of only six conversions in a small courtyard.

The property is well presented and refurbished to a high specification. Internal viewing recommended.

The property has a breakfast kitchen and two further reception rooms, master bedroom with ensuite and two further double bedrooms.

Entrance Hall

With understairs storage cupboard housing washer / dryer.

Ground floor wc

Fitted with a white suite to comprise; low level wc, pedestal wash hand basin

Breakfast Kitchen 9'1" x 18'6" (2.78 x 5.66)

Window to the front elevation. fitted with a range of floor and wall units with integrated fridge/freezer, electric hob, dishwasher and electric oven with extractor over. Door to

Dining Room 15'9" x 11'10" (4.82 x 3.63)

Measurement to chimney breast. With window to the garden area and door leading to the garden. Wooden burner

Living Room 15'8" x 14'0" (4.78 x 4.29)

Window and door to the garden, further window to the side.

Stairs and landing

Stairs leading to the first floor with veluxe roof light

Bedroom Two 9'6" x 16'0" (2.92 x 4.90)

Measurement to the widest point. With windows to the front and side elevations. Over stairs cupboard

Bathroom

With obscure glazed window, fitted with a white suite to comprise; bath, pedestal wash hand basin, low level wc and separate shower cubicle. heated towel rail. Shaver light and mirror

Bedroom Three 13'9" x 12'1" (4.20 x 3.70)

Measurement taken to the widest point. window to the garden

Bedroom One 15'8" x 14'3" (4.78 x 4.35)

Measurement taken to the widest point. Windows over looking the garden

Ensuite shower

Fitted with a shower cubicle, pedestal wash hand basin, low level wc, towel rail, mirror and shaver light. Veluxe roof light

Outside

Garden Area: partly laid to lawn, paved patio area. two allocated parking spaces and outside storage

Undercover parking for one car

Further outside storage

Lettings Disclaimer

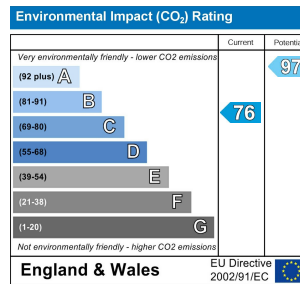
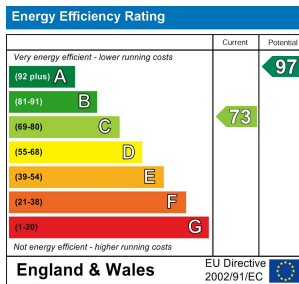
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Tax Band

Council Tax Band E

Holding Deposit

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)



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