

To Rent

Broadhill Close, Broad Oak, TN21 8SG



£1,350

3 bedroom Detached

- ✓ DETACHED THREE BEDROOM BUNGALOW
- ✓ FULLY ENCLOSED GARDEN
- ✓ GARAGE WITH PRIVATE DRIVE
- ✓ QUIET POSITION
- ✓ WALKING DISTANCE TO LOCAL SHOP
- ✓ PETS NEGOTIABLE
- ✓ EPC = D



Description

Three bedroom bungalow in a quiet position. Two double bedrooms and one good sized single. Pretty, enclosed and well kept garden with a seating area and raised beds with mature shrubs. Access to the garage from the rear and front.

Well maintained throughout with Gas combi boiler.

Location

Situated at the end of a quiet cul de sac within walking distance of the local convenience store. Beautiful views across to Mayfield

Ground Floor

Kitchen - Modern wall and under work top units, walls are part tiled. Matching coloured sink with drainer. Slot in electric cooker with built in extractor fan. Fridge freezer if required. Newly fitted vinyl floor.

Hallway - 13.11 x 11.08

Light and spacious hallway with newly fitted vinyl flooring.

Lounge - 16.06 x 10.04

Good shaped room with side window and French doors to the garden.

Bedroom - 11.01 x 10.05

Built-in cupboard with hanging rail and shelf.

Bedroom - 10.1 x 8.06

Bedroom - 11.11 x 8.02

Bathroom - 10.07 x 6.07

White suite comprising bath with glass shower screen and electric shower, pedestal sink with mirror over and shaving point, wc. Ceiling extractor fan. Newly fitted vinyl flooring. airing cupboard with storage space.

Exterior

Garden - Fully enclosed and well maintained paved garden with seating area. Raised flower beds containing mature shrubs.

Garage - Single garage with access through to the back garden with power and light

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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, and the measurements given are approximate.



Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		