

£2,300
pcm



THE SWALLOWS

Cranfords
Estate Agents



Features

- Allocated Parking For 2 Vehicles
- Pets Considered
- Situated on a Quiet Clos
- Private Rear Patio Area
- Communal Garden Areas
- Unfurnished

Summary of Property

This delightful two-bedroom detached bungalow is set within a quiet and well-maintained clos on Sandy Hook, offering a peaceful retreat while still being conveniently located. The property features two spacious double bedrooms, a modern open-plan kitchen/lounge/diner, a bright conservatory, and a well-appointed bathroom. Surrounded by a private patio area with lawn and hedge maintenance included and managed by the landlord, the bungalow also benefits from access to small communal garden spaces. Further advantages include two allocated parking spaces, double glazing throughout, and a clean, warm, and inviting interior that's been well cared for. Pets will be considered on a case-by-case basis. This lovely home would suit a professional individual, couple, or small family seeking a quiet lifestyle in a calm, neighbourly setting. The property is available for immediate occupancy.

Room Descriptions

Entrance Hall

9' 6" x 5' 4" (2.90m x 1.63m)

Kitchen/Lounge/Diner

20' 1" x 18' 4" (6.12m x 5.59m) . Appliances include NEFF four ring hob, oven and grill, NEFF slimline dishwasher, Hotpoint washer/dryer, NEFF fridge and freezer.

Conservatory

14' 3" x 9' 4" (4.34m x 2.84m)

Bedroom 1

11' 8" x 9' 8" (3.56m x 2.95m)

Bedroom 2

11' 5" x 9' 8" (3.48m x 2.95m)

Bathroom

12' 4" x 5' 7" (3.76m x 1.70m)

Price Includes

Floor coverings, curtains/blinds, appliances and light fittings. Appliances as detailed. Grass and hedge cuttings covered by landlord.

POSSESSION

By arrangement.

VIEWING

Strictly by appointment.

PLEASE NOTE

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If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.



Material Information

Parking Types: Allocated.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access. Wet room.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Floorplan

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