



## 3 Victory Cottage Marske Road

Saltburn By The Sea, TS12 1PP

**£1,200 Per Calendar Month**



Situated in an exclusive, private development, a beautifully presented 2-bedroom barn conversion with most bills included in the rent.



EPC Rating: C

### Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

### First Floor

#### Kitchen / Dining Area 22'8" x 16'6" (6.93m x 5.03m)

Farmhouse style kitchen comprising of a range of wall, base & drawer units with matching centre island & granite worktops. Integrated double electric oven & ceramic hob. Extractor hood. Plumbing for washing machine. Exposed beams. Laminate flooring. Dining area with window to the rear aspect. 3x Velux windows. Fireplace with electric fire.

#### Living Room 27'4" x 16'6" (8.35m x 5.04m)

5x windows to the front, side & rear aspects with views over the surrounding countryside & sea. Laminate flooring. Radiator. Exposed beams. Stairs lead down to the ground-floor.

### Ground Floor

#### Bedroom One 14'3" x 12'7" (4.36m x 3.84m)

Hardwood glazed floor-to-ceiling door & windows to the front aspect. Carpeted. Storage cupboard. Radiator. Access to the En-Suite.

#### Bedroom One En-Suite 9'3" x 8'4" (2.82m x 2.56m)

Walk-in corner shower cubicle. Pedestal hand basin. Low-level W/C. Part-tiled walls & floor. Extractor fan. Hardwood glazed frosted floor-to-ceiling window to the front aspect.

#### Bedroom Two 15'2" x 9'4" (4.63m x 2.86m)

Storage cupboard. Carpeted. Radiator. Hardwood glazed door & window to the front aspect.

#### Bathroom 9'2" x 9'2" (2.81m x 2.80m)

Roll-top bathtub with shower attachment. Pedestal hand basin. Low-level W/C. Bidet. Tiled walls & floor. Extractor fan.

### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

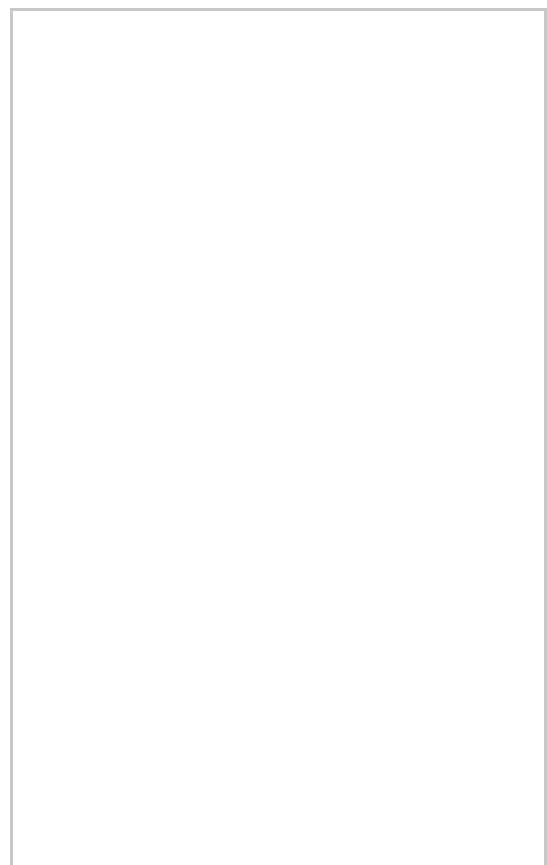
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Area Map



### Floor Plans



### Energy Efficiency Graph

