

Pine Lea, Brandon, DH7 8SR
2 Bed - House - End Terrace
£495 Per Calendar Month

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* COUNTRYSIDE VIEWS * TWO SPACIOUS BEDROOMS *
KITCHEN/DINING ROOM * GAS COMBINATION BOILER *
UPVC DOUBLE GLAZED WINDOWS * VIEWINGS HIGHLY
RECOMMENDED *

We are delighted to offer to the rental market this well presented two bedroom end terrace house which enjoys pleasant countryside views. The house is warmed by a gas combination boiler and has double glazed windows.

The internal accommodation comprises; entrance vestibule, lounge with windows to both front and rear aspect. Kitchen/dining room with a range of fitted wall base and drawer units with space for appliances and dining table, French doors to the rear yard. To the first floor there are two spacious bedrooms and a family bathroom with three piece suite including bath with shower over.

Outside there is a lawned garden to the front and enclosed yard to the rear.

The property is conveniently positioned in Brandon and is within close proximity to schooling, bus links and shopping facilities. An internal viewing comes highly recommended.

Council Tax Band - A Annual Cost - £1474.78

EPC Rating - C

BOND £495 | MINIMUM 6 MONTHS TENANCY

Specifications - Professionals Only, No Smokers, Pets Considered (Additional £25PCM Pet Rent), Guarantor Required

Required Earnings: Tenant Income £14,850.00 - Guarantor Income £17,820.00

GROUND FLOOR

Entrance

Lounge

18'2 x 9'9 (5.54m x 2.97m)

Kitchen / Dining Room

20'7 x 8'8 (6.27m x 2.64m)

FIRST FLOOR

Bedroom One

17'4 x 9'9 (5.28m x 2.97m)

Bedroom Two

9'9 x 8'8 (2.97m x 2.64m)

Bathroom



OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Pine Lea

Approximate Gross Internal Area
795 sq ft - 74 sq m



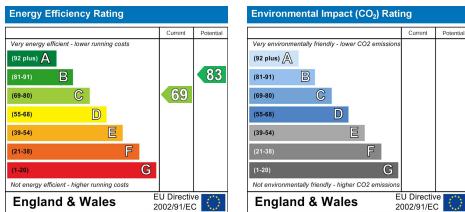
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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