

# HUNTERS<sup>®</sup>

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## Pilgrims Row

Westmill, SG9 9LQ

£1,600 Per Calendar Month



This two-bedroom house is available To Let in the village of Westmill, The property is well presented and offers an open-plan layout living room and Dining area. Separate fitted leading out to rear garden. The reception area features a "Log Burner" fireplace.

Upstairs, the main double bedroom serves as a master bedroom and includes built-in wardrobes, providing useful storage. The bathroom is fitted with a three piece white suite.

Externally, the house includes a rear garden, offering outdoor space for relaxation or recreation, as well as a the great benefit of a garden annexe which provides an additional work / living space separate from the main house with kitchenette and Shower room.



### LIVING ROOM

Wood panel door into; Painted walls, carpet flooring. Exposed Beams and Brickwork. Feature fireplace with Log Burner. Storage cupboards. Access to stairs. Access into;

### KITCHEN

Range of matching wall and base units with integrated appliances. Tiled floor, painted walls. Door to Rear Garden;

### STAIRWELL & LANDING

Carpet flooring, painted walls. Exposed beams and brickwork.

### MASTER BEDROOM

Painted walls, Carpet flooring. wood frame window to front aspect. Built in storage;

### BATHROOM

Half tiled and painted with three piece white suite comprising Low level WC, wash basin and panel bath with shower over;

### BEDROOM TWO

Painted walls, Carpet flooring. wood frame window to rear aspect. Built in storage;

### REAR GARDEN

Patio to rear of house. Mainly laid to lawn with shrub borders, pathway to detached Annexe and rear access.

### DETACHED ANNEXE

Wood panel Barn door into; Open Plan Living Space. Carpet flooring, painted walls. Range of matching wall and base Kitchen units with sink. Door to Shower room with white suite comprising low level WC, shower cubicle and wash basin;

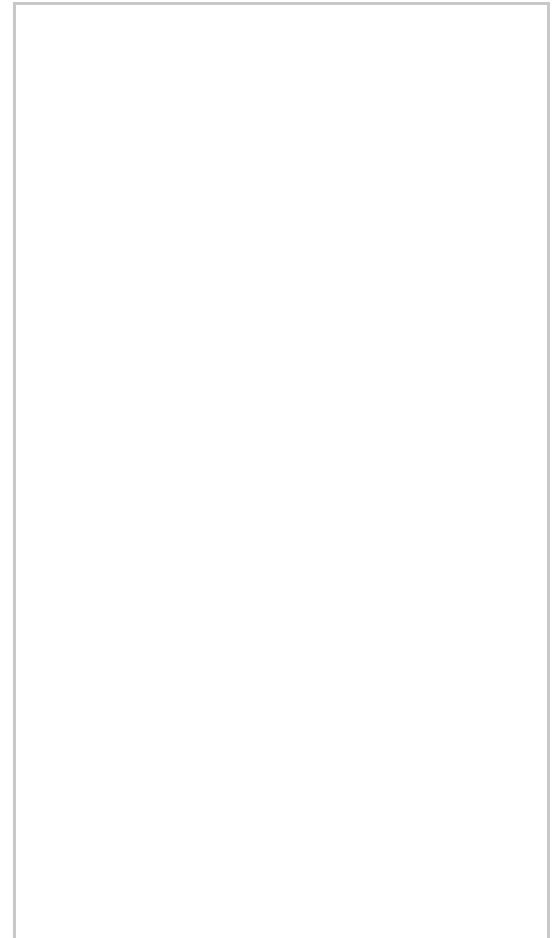
### Agents Note

We are advised by the landlord that access is allowed across the rear garden by the annexe for neighbours to use for bin removal.

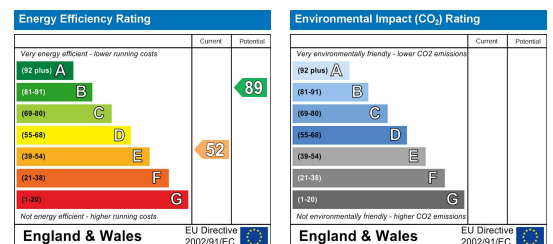
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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