



12 Park Road, Welton
£625 Per Calendar Month

OFFERED UNFURNISHED - Well positioned 3 Bedroom semi-detached dormer bungalow on corner site with Garage and multiple parking facilities.

INTRODUCTION

This semi-detached dormer bungalow is located on this popular road within walking distance of the pretty village of Welton. The property has gas central heating & PVC double glazing and the accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Kitchen, Inner Hall, 2 Ground Floor Bedrooms, Shower Room, first floor Bedroom. Externally, there are gardens to three sides, a Garage and parking for 2/3 cars.

ENTRANCE PORCH

Double glazed door and screens.

ENTRANCE HALL

With cloaks cupboard.

LIVING ROOM 14'11 max x 12'11 max (4.55m max x 3.94m max)

KITCHEN 10'5 x 7'7 (3.18m x 2.31m)

With fitted wall and floor units, stainless steel sink unit, extractor fan.

INNER HALL

With storage cupboard and stairs to the first floor.

BEDROOM 1 10'11 x 9'7 (3.33m x 2.92m)

With fitted wardrobes, over cupboards, drawers.

BEDROOM 2 10'9 x 7'7 (3.28m x 2.31m)

SHOWER ROOM

Incorporates White suite with walk-in plumbed shower enclosure, pedestal wash hand basin & low flush W/C, tiled walls and extractor fan.

FIRST FLOOR ACCOMMODATION

Landing with access to eaves storage.

BEDROOM 3 16' max x 9'10 max (4.88m max x 3.00m max)

EXTERNAL

The property has mature gardens to three sides, a tarmac drive offering parking for 2/3 cars and single brick garage.

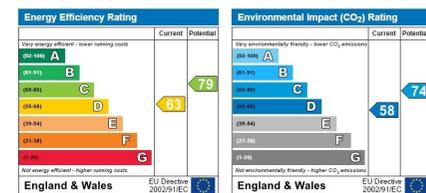
LEASE DETAILS

A minimum of 6 months (Assured Shorthold) We will require One Months rental in advance. Bond/Deposit equal to One Months rent. Sorry - No smokers or pets accepted. Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES

The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.





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