



## Forge Villa , Mawla, TR16 4BP

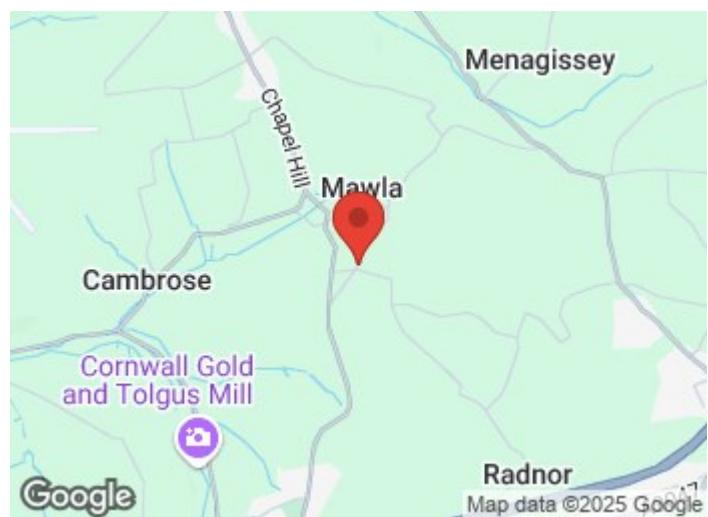
We are pleased to offer to a couple or a small family (max one child) this well presented three bedroom semi detached house in this lovely rural location. The property has off street parking for two vehicles, garden to front and side, storage shed x two. Internally, there is a small porch, from here you enter the hallway which gives access to the lounge with multi fuel stove, dining room, third reception room/office and sun room. The kitchen is a lovely size and has a range of base and eye level units. Space for washing machine, fridge/freezer and dishwasher. There is a ground floor bathroom with basin, WC and bath with shower over, along with a further separate WC. Upstairs there are three bedrooms: one double with ensuite shower room, second small double and a single room.

EPC rating E, Oil fired central heating. Private drainage (septic tank which tenant pays to empty.) Water is included in the rent. Council Tax band C. One dog may be considered (no cats). One child max. OFCOM states broadband up to 1800MBPS. All mobile providers stated as Limited.

**£1,275 Per Month**

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[Directions](#)



## Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

