

Venns Close, Merlins Bridge, Haverfordwest



PCM £795 PCM



R K Lucas & Son are pleased to offer To Let this 2 bedrommed recently decorated terraced property with front lawned area, rear private patio garden and 1 allocated parking space located the popular village of Merlins Bridge.

The village of Merlins Bridge offers a range of amenities including supermarkets, primary schools in addition to being in a convenient location.

The property comprises of front grassed area, entrance porch, kitchen/diner with built in pantry, living room, stairs leading to family bathroom, 1 double bedroom, 1 single bedroom, enclosed rear patio garden area & 1 parking space.

Deposit and cash deposit options available.



**R K & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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Front Lawned area

Grass area with access pathway between.

Entrance Porch

UPVC door, tiled flooring & double glazed windows. 2nd door leading into the hallway of the property.

Hallway

door leading into living room area, carpeted area & stairs leading to 1st floor.

Living Room

carpeted area, doubled glazed window & doorway leading to the kitchen/dining room.

Kitchen/Diner

Tile effect lino flooring, freestanding electric cooker/hob, built in pantry, double glazed window, patio doors leading to enclosed garden.

Rear enclosed Garden

Patio area with shrubbery area to the rear.

Stairs

Carpeted area.

Bedroom 1

Carpeted area, double glazed window looking out onto the front of the property.

Family Bathroom

Tiled flooring, large shower cubicle, wash hand basin & WC

Bedroom 2

Carpeted area, double glazed window looking out onto the rear of the property & built in storage cupboard.

Parking

1 Allocated Parking space

Additional Information

Council Tax: Band C

Local Authority: Pembrokeshire County Council

Services: Mains electricity, water and drainage.

EPC Rating: D

Broadband: Ofcom checker reports that Ultrafast broadband is available

Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage, for broadband and mobile, we recommend buyers making their own enquiries at Ofcom <https://checker.ofcom.org.uk/>

Fees

For a full list of Contract Holder (tenant) fees, visit [www.rklucas.co.uk/pdf/Contract-Holder-\(Tenant\)-Fees.pdf](http://www.rklucas.co.uk/pdf/Contract-Holder-(Tenant)-Fees.pdf)

Viewings

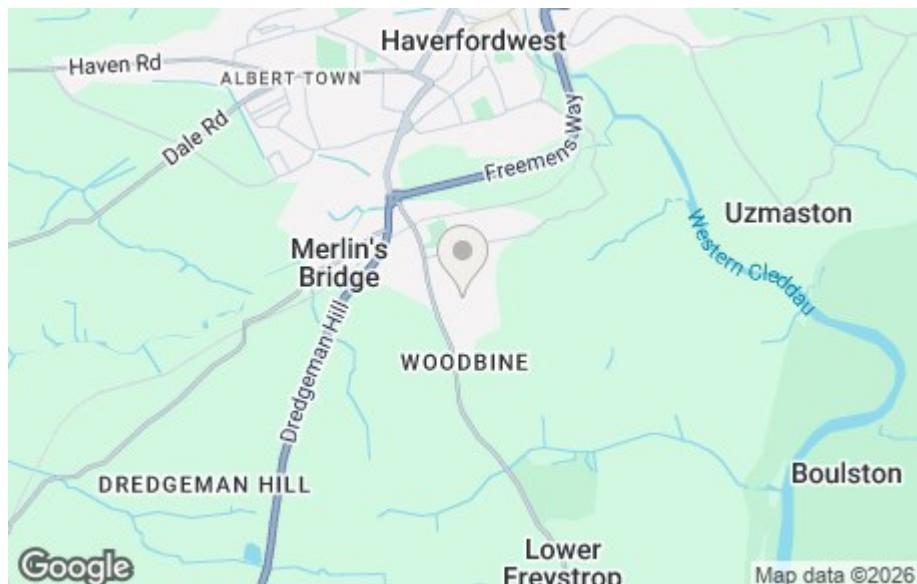
By appointment with R K Lucas & Son





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.