

**AVAILABLE EARLY MARCH 2026**

An immaculate three-bedroom semi-detached home located in the highly sought-after village of Melbourne. This property has been maintained to an excellent standard throughout and benefits from underfloor heating across the ground floor. The accommodation comprises a spacious kitchen/diner, three well-proportioned bedrooms (including a master with en-suite), a modern family bathroom, and a downstairs WC. Externally, the property offers driveway parking to the front, along with two additional allocated parking spaces to the rear. An enclosed rear garden completes the home. No pets

Holding Deposit: £285

Security Deposit: £1,440

EPC Rating: C

Council Tax Band: C

**RENT £1,250 Per Month | DEPOSIT £1,440 | AVAILABLE FROM 1st March 2026
ERYC BAND: C**



ENTRANCE HALL

Oak flooring with underfloor heating and sash window to the front of the property

LIVING ROOM

5.56 x 4.04 (18'2" x 13'3")

Oak flooring with underfloor heating. 2 x UPVC sash windows to the front of the property, with venetian blinds. Understairs cupboard with electricity.

KITCHEN DINER

5.03 x 3.9 (16'6" x 12'9")

Oak flooring with underfloor heating. Double oven, induction hob, & extractor. Integrated fridge freezer, washing machine and dishwasher. UPVC sash window to rear of the property with venetian blinds and UPVC patio doors leading to the rear garden.

WC

Oak flooring with underfloor heating, low flush wc, wash hand basin and extractor fan.

STAIRS & LANDING

UPVC sash window to the side of the property with venetian blind. Large storage cupboard with shelved unit and an additional storage cupboard housing boiler.

BEDROOM 1

3.14 x 4.07 (10'3" x 13'4")

2 UPVC sash windows to the front of the property with venetian blinds, radiator

ENSUITE

Walk in shower unit, low flush wc, hand basin in vanity unit, towel rail and tiled floor.

BEDROOM 2

2.95 x 3.90 (9'8" x 12'9")

UPVC sash window to the rear of the property with venetian blind, radiator

BEDROOM 3

2.91 x 1.99 (9'6" x 6'6")

UPVC sash window to the rear of the property with venetian blind, radiator

FAMILY BATHROOM

2.21 x 1.79 (7'3" x 5'10")

White suite comprising of corner shower cubicle, bath, hand basin in vanity unit & low flush wc. UPVC

sash window to the front of the property with venetian blind.

OUTSIDE

The garden is mainly laid to lawn, with a paved pathway leading to two additional parking spaces at the rear. The patio area provides space for outdoor seating, and the garden is fully enclosed with fenced boundaries.

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

DEPOSIT PROTECTION SCHEME

A deposit will be required, the amount is stated in the main property description.

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0330 303 0030

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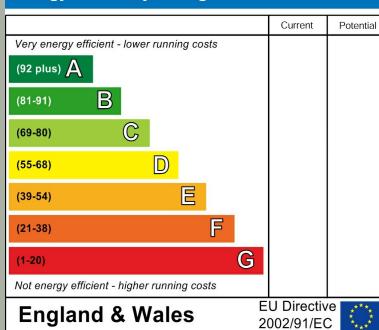


Estate Agents | Lettings Agents | Chartered Surveyors



CLUBLEYS

Energy Efficiency Rating



OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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ZOOPLA

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