



TOWNSEND

LETTING & MANAGEMENT

Reeves Close, Bathpool

3 Bedroom House - Detached

£1,600 Per
Calendar

Available 1st April 2025





£1,600 Per Calendar
Month
Council Tax Band D

Deposit £1,846
Floor Area 979.52 sq ft

- Modern, energy efficient family home
- GARAGE
- Council Tax Band D
- EPC rated C

TOWNSEND LETTING & MANAGEMENT are pleased to offer this delightful UNFURNISHED THREE bedroom detached MODERN house, which is well presented throughout.

On the ground floor, the kitchen/diner benefits from a variety of modern fitted wall and base units with work surfaces over and inset stainless steel sink with drainer. There is a built in oven with a four-ring gas hob with cooker hood over and space and plumbing for a dishwasher. There is an area for a dining table and windows to dual aspects. Through to the utility room, with space and plumbing for both a washing machine and tumble dryer with worktop above. From here, there is access to the downstairs WC. The lounge is situated at the other side of the house and enjoys an attractive outlook over the rear garden. There are French doors to the easily maintained private garden and a path to the single detached garage which has power and light.

Upstairs, on the first floor landing, there is an airing cupboard and doors to the bedrooms and family bathroom. The master bedroom has an en suite shower room. There are two further bedrooms and a family bathroom.

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances are included. For internet/broadband, please see Ofcom website.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	80	
(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	