

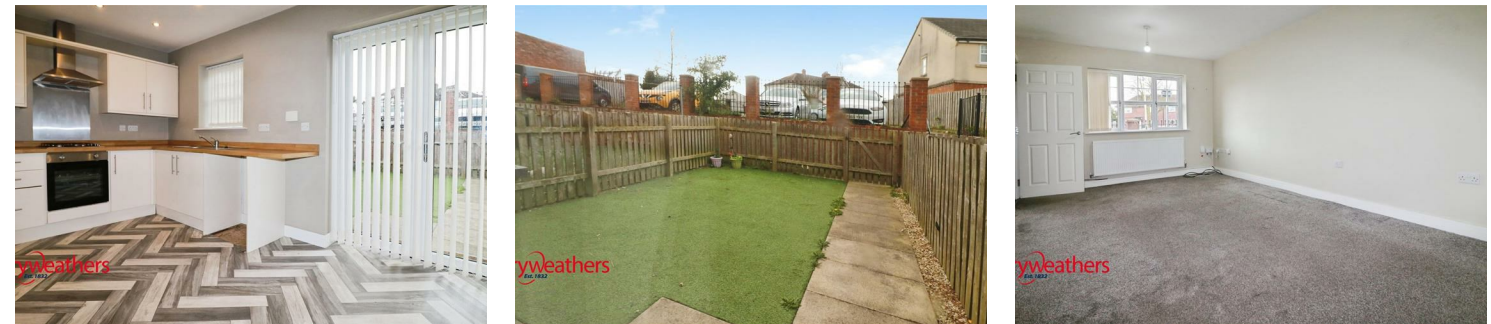
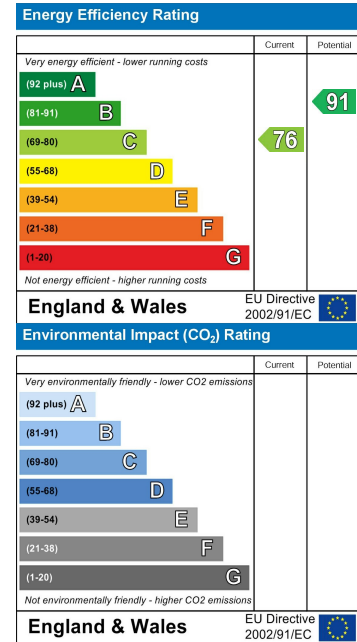
Floor Plan



Area Map



Energy Efficiency Graph



35 Oakland Terrace, Edlington, Doncaster, South Yorkshire, DN12 1AA

**£795 Per Calendar Month**

A three-bedroom unfurnished terraced townhouse in Edlington, Doncaster, with a family-friendly layout, garden, downstairs W.C., main bathroom and convenient access to local amenities, schools, transport links and green spaces.

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### Tenancy Information

Rent: £795  
Deposit: £917  
Holding Deposit: £183  
EPC Rating: C  
Council Tax Band: A  
Property Type: Townhouse  
Tenure: TBC  
Parking Type: Off Street Parking to the Rear  
Restrictions: N/A  
Construction Type: Brick  
Heating Type: Gas Central Heating  
Water Supply: Mains  
Sewage: Mains  
Gas Type: Mains  
Electricity Supply: Mains  
Building Safety: N/A  
Rights and Easements: N/A  
Flooding: Low  
All tenants are advised to visit the Government website to gain information on flood risk.  
<https://check-for-flooding.service.gov.uk/find-location>  
Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.  
<https://www.openreach.com/>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>  
Planning Permissions: N/A  
Accessibility Features: N/A  
Coal Mining Area: South Yorkshire is a coal mining area  
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.  
<https://www.groundstability.com/public/web/home.xhtml>

**Dining Kitchen 9'10" x 14'5" (29'6" x 45'11" x 16'4") max (3.02m x 4.40m (9' 11" x 14' 5") max)**



Having a contemporary range of gloss wall and base units, roll edge work surfaces and stainless steel sink unit with mixer taps, washer recess, radiator, uPVC double glazed window and French doors leading out onto the rear garden. Integrated appliances include oven, hob, extractor and fridge freezer.

**Lounge 17'5" x 11'4" (55'9" x 36'1" x 13'1") max (5.33m x 3.46m (17' 6" x 11' 4") max)**



This front facing reception room has radiator, understairs cupboard and uPVC double glazed window.

### Downstairs WC



Having a white two piece suite comprising vanity mounted wash hand basin and wc with extractor fan.

### Landing

Having loft access via pull down ladder.

**Bedroom One 9'10" x 11'3" (29'6" x 36'1" x 13'1") max (3.00m x 3.45m (9' 10" x 11' 4") max)**



This front facing double bedroom has radiator, built in cupboard and uPVC double glazed window.

**Bedroom Two 11'0" x 7'1" (36'1" x 22'11" x 3'3") max (3.36m x 2.16m (11' x 7' 1") max)**



This rear facing bedroom has radiator and uPVC double glazed window.

**Bedroom Three 10'2" x 7'0" (32'9" x 22'11" x 3'3") max (3.12m x 2.15m (10' 3" x 7' 1") max)**



This rear facing bedroom has radiator and uPVC double glazed window.

**Bathroom 6'9" x 6'10" (19'8" x 19'8" x 32'9") max (2.07m x 2.09m (6' 9" x 6' 10") max)**



Having a white three piece suite comprising vanity mounted wash hand basin, wc and panelled bath with shower, part tiled walls, spotlighting, extractor, radiator and uPVC double glazed window.

### External

The property has a small wall enclosed garden to the front with gated pathway leading to the front entrance door. To the rear of the property there is an enclosed garden. This is mainly laid to lawn and rear gated access to the car park.