



8 Lime Avenue, Auckley, DN9 3EN

**£800 Per Month**

This superb modern property is available to move straight in. Perfectly located in the village on the outskirts of Doncaster and Bawtry. Excellent for motorway links, having local amenities on the doorstep and close to the Yorkshire Wildlife park, what more do you need. Buses are also available if you need to commute. Viewing is a must on this beautifully presented property, don't delay call us for a viewing.

## **Porchway 20'1" x 15'11" (6.14m x 4.86m )**

This lovely porchway with neutral paintwork and patterned tiled floor gives access into this modern property.

## **Hallway**

Neutral decoration with carpet and access to the kitchen, lounge and stairs to the first floor.

## **Lounge 17'9" x 9'10" (5.43m x 3.02m)**

A spacious room with white walls and grey carpet, having two windows giving the room lots of light.

## **Kitchen 13'10" x 10'11" (4.22m x 3.33m)**

What a modern kitchen this is with a range of new grey units throughout with matching worktop and flooring. Access to the dining room.

## **Dining room 24'4" x 22'10" (7.43m x 6.97m)**

This room is ideal for a small table and chairs, with neutral decoration and flooring.

## **Bedroom one 9'10" x 15'2" (3.01m x 4.63m)**

This large bedroom offers windows to each end of the room, neutral decoration and grey carpet. Built in wardrobe space is available.

## **Bedroom Two 10'8" x 9'4" (3.26m x 2.86m)**

A further double room with white decoration and carpet.

## **Bathroom**

Offering a white 3 piece suite, with grey wall tiles and vinyl flooring and shower.

## **External**

To the front of the property is open planned grassed area, to the rear is an enclosed low maintenance garden, perfect for relaxing or letting the children play.

## **Tenancy information**

Rent: £800.00

Bond: £923.00

Holding Deposit: £184.00

EPC Rating: D

Council Tax Band: A

Property Type: Town house

Tenure: Freehold

Parking Type: Street parking

Restrictions: N/A

Construction Type: Standard

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>

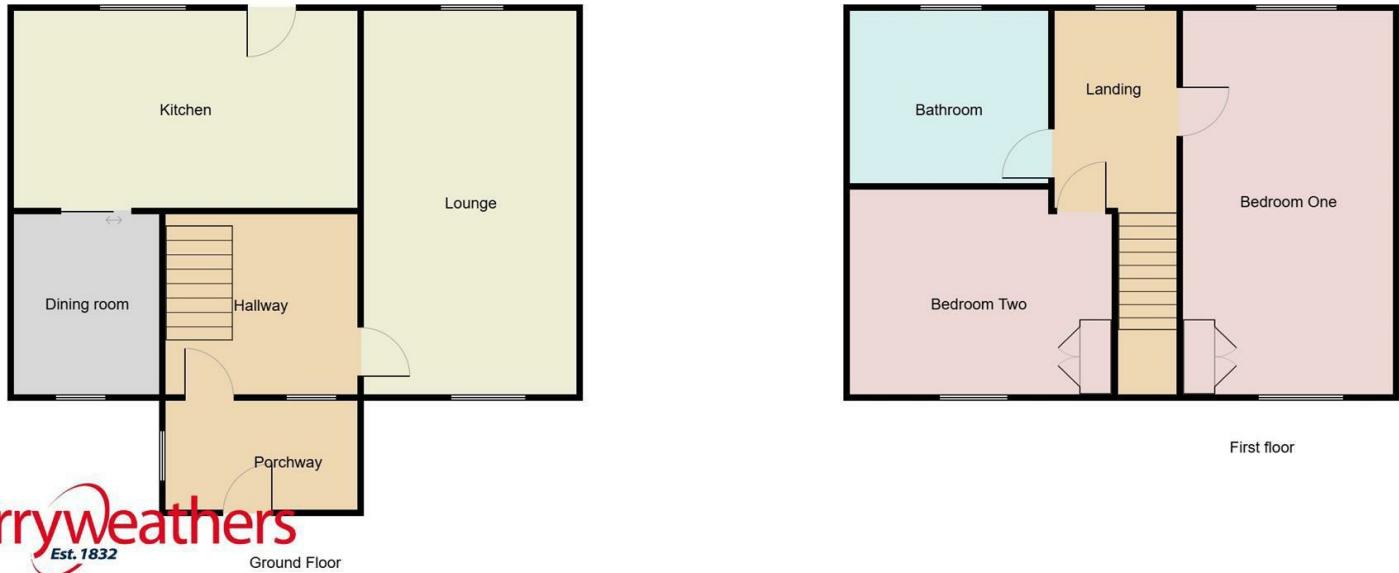
Planning Permissions: N/A

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>

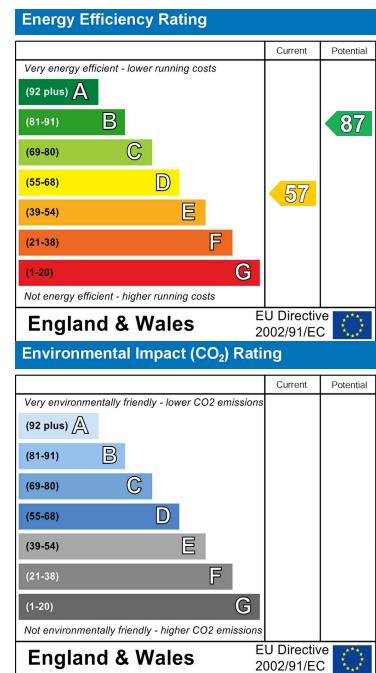
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

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