



**26 Weavers Orchard, SG15 6PD**

**£1,500 PCM**

A deceptively spacious three bedroom home situated in a quiet cul-de-sac. Neutral décor throughout, good quality carpeting. Accommodation comprises: Fully fitted kitchen, lounge/diner, three bedrooms, modern bathroom with shower and screen. Garden with lawn and decking area. Available early/mid April 2025. EPC Band C.

## **Entrance Hall**

Entrance door, stairs leading to first floor, radiator.

## **Kitchen 11'8" x 8'5" (3.56 x 2.57)**

Fully fitted kitchen with a good range of base and eye level units with rolled top work surfaces, stainless steel sink with drainer, built in gas hob and electric oven, extractor hood, integrated dishwasher, freestanding fridge/freezer, uPVC back door leading to garden, uPVC window to rear elevation, radiator, ceramic floor tiles.

## **Lounge/diner 15'3" x 14'6" (4.65 x 4.44)**

uPVC French doors leading to garden, UPVC window to rear elevation, radiator, laminate flooring, built in storage cupboard.

## **Cloakroom**

White suite with low level WC and wash hand basin, laminate floor, uPVC window, radiator.

## **Landing**

Window to front.

## **Bedroom One 13'8" x 8'4" (4.19 x 2.56)**

Built in range of fitted wardrobes, two uPVC windows to rear elevation, radiator.

## **Bedroom Two 10'8" x 8'6" (3.26 x 2.61)**

UPVC window to rear, radiator.

## **Bedroom Three 10'8" x 8'6" (3.26 x 2.61)**

uPVC window to rear, radiator.

## **Bathroom**

Modern bathroom with three piece suite comprising of panel enclosed bath with shower attachment and screen, wash hand basin with pedestal, low level WC, floor tiles, uPVC window to front.

## **Rear Garden**

Rear garden in good order with lawned, patio & decking area. Back gate to rear entrance with off road parking space located.

## **Agents Note**

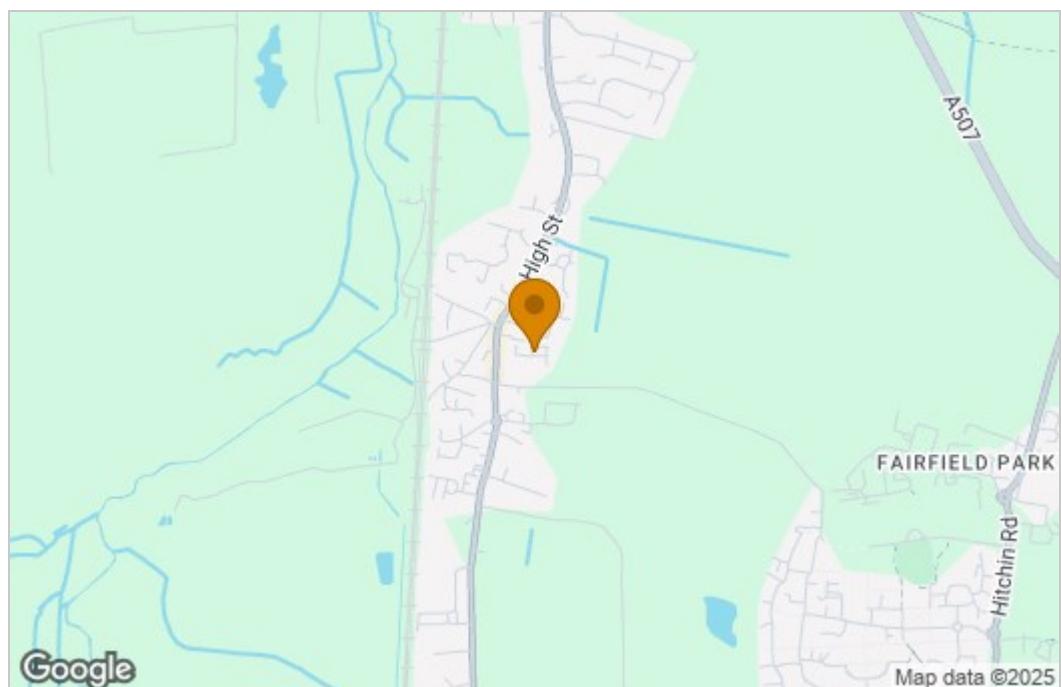
Tenancy Term:- Six months minimum.

Deposit £1,730.

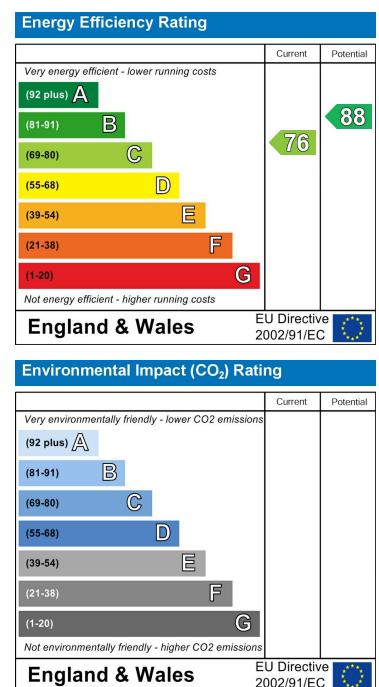
Council Tax band D.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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