



## Rip Croft

Portland, DT5 2EE



£1,100 PCM





# Rip Croft

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- New Build Home
- Long Term Let
- Available March
- Driveway Parking
- Close To Coastal Walks
- Nearby Local Schools
- Pets Considered
- Popular Location Of Southwell
- Modern Interior
- EPC = B



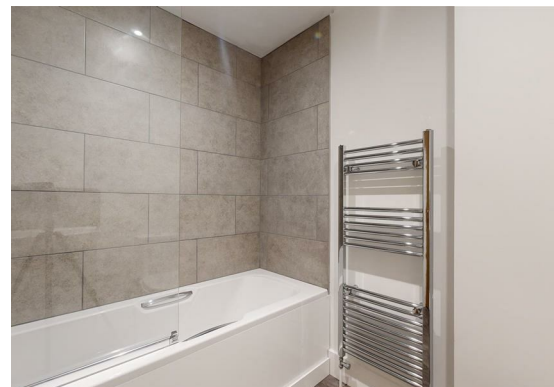




Set in the popular location of SOUTHWELL - This stunning TWO DOUBLE BEDROOM, NEW BUILD HOUSE is moments away from some of Portland's breath taking COASTAL WALKS.

Upon entering the property you are greeted with a light and airy hallway leading through to the MODERN KITCHEN on the right hand side. The kitchen has a range of off-white wall and base units, complimented by a wood effect counter top, with an integrated hob and over, as well as space for other white goods, there is little left to want.

Further along the hallway you will find



a sliding door to the SPACIOUS LIVING ROOM. The L-shape lounge allows for flexibility for how you wish to best use the space, with LARGE FRENCH DOORS leading to the patio this creates a natural flow through the room. Completing the downstairs is the WC.

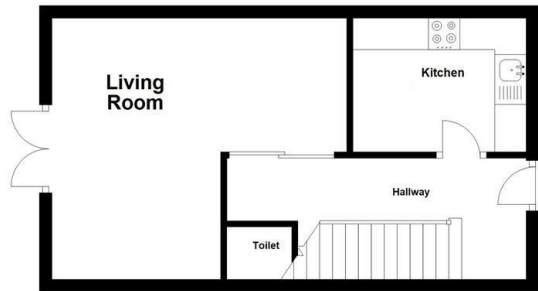
Upstairs consists of TWO LARGE BEDROOMS and the family bathroom. Bedroom one benefits from a LARGE BUILT IN WARDROBE, maximizing the space available for other bedroom furniture. The second bedroom also benefits from a SPACIOUS STORAGE CUPBOARD and looks out over the rear garden. Between both rooms is the stylish family bathroom complete with shower over bath, WC and wash hand basin.

To the front of the property is a block paved DRIVEWAY with the potential to fit two cars. This property is AVAILABLE START OF MAY for long term let.

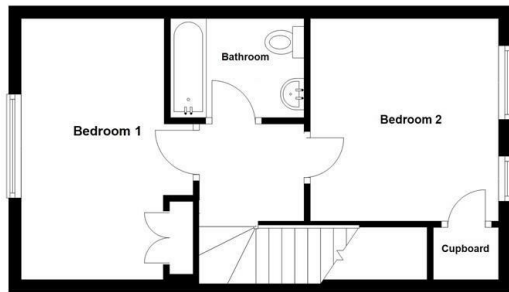
N.B. PHOTOS SHOWN ARE OF SIMILAR PROPERTIES and properties will vary, please refer to the plans or check queries with the letting agent.



### Ground Floor



### First Floor



### Living Room

15'5" x 14'9" max (4.70 x 4.5 max)

### Kitchen

9'0" x 6'11" (2.76 x 2.13)

### Bedroom One

14'5" x 9'2" max (4.4 x 2.8 max)

### Bedroom Two

11'1" x 9'6" (3.4 x 2.9)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		84
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	