









Beautifully presented and recently refurbished throughout to a high standard, this attractive two-bedroom cottage is sure to prove popular with a wide range of tenants. The accommodation briefly comprises an entrance hall, a large and bright principal bedroom to the front elevation, a second bedroom to the rear, and a spacious, light-filled living room. The property also benefits from a modern fitted kitchen and a contemporary bathroom finished to an excellent standard. Externally, there is a private rear yard providing useful outdoor space. Offering stylish, move-in-ready accommodation in a sought-after Fulwell location, early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Hallway



Freshly painted white, with newly fitted carpet.

Bedroom 2 (Rear Facing)



Well-presented second bedroom, freshly decorated in white and finished with a newly fitted neutral carpet.

Kitchen



Newly fitted stylish kitchen featuring contemporary grey cabinetry, contrasting wood-effect worktops, a black sink and drainer, and an integrated oven

Bedroom 1 (Front Facing)



Exceptionally spacious principal bedroom positioned to the front of the property, freshly decorated in white and finished with a newly fitted neutral carpet.

Living Room



Spacious and bright living room, freshly painted white and benefiting from a floor-to-ceiling window that floods the room with natural light. Finished with newly fitted neutral carpets

Bathroom



Modern bathroom comprising a white bath with overhead shower, complemented by a separate WC.

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MAIN ROOMS AND DIMENSIONS

Rear Yard



Rear Yard, exit via single gate.

Council Tax

The Council Tax Band is Band A

Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Lettings Viewing Appointment

To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.

Office Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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