



Fountains Avenue, Ingleby Barwick, TS17 0TX
3 Bed - House - Detached
£995 Per Calendar Month

Council Tax Band: D
EPC Rating: B
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Fountains Avenue, TS17 0TX

*** AVAILABLE IMMEDIATELY ***

NEW TO THE MARKET, with Smith & Friends, this spacious three bedroom detached property occupying a pleasant corner position on Fountains Avenue in a popular part of Ingleby Barwick.

The property comprises of; Entrance Hall, Living Room, leading to the Kitchen/Diner with French Doors to the Rear Garden, understairs Storage Cupboard and a useful Utility Room
The First Floor there are three good sized Double Bedroom's with the Master Bedroom benefiting from Built-In Wardrobes and an En-Suite Shower Room. The remaining bedrooms are serviced by the Family Bathroom/WC which Features a Three Piece White Suite.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.
Tenant Income - £29,850 pa / Guarantor Income - £ 35,820 pa
Monthly Rent - £995 pcm
Bond - £1,148
(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

Entrance Hallway
8'10" x 4'5"

Living Room
17'6" x 12'3"

Kitchen / Diner
10'11" x 15'4"
Additional Storage Cupboard - 1.90m x 0.89m

Utility Room
4'4" x 7'7"

FIRST FLOOR

Landing
9'1" x 6'2"

Bedroom 1
12'7" x 9'1"
Built-In Wardrobes

En-Suite
6'3" x 6'0"

Bedroom 2
12'8" x 8'0"

Bedroom 3
10'0" 8'8"

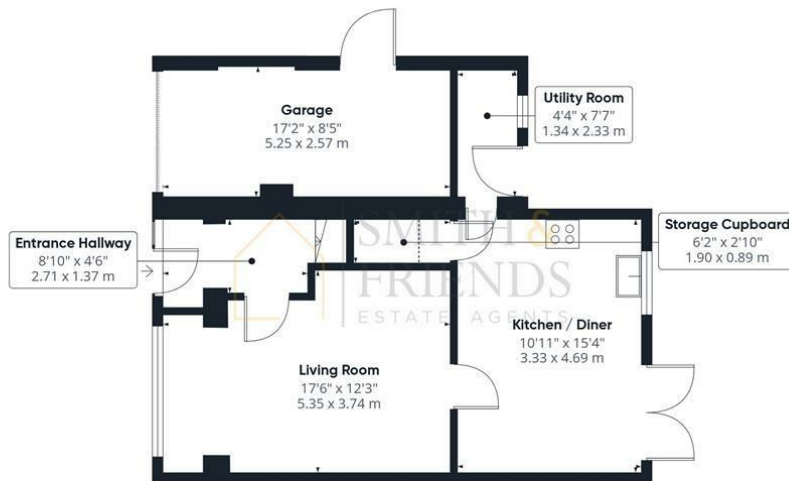
Family Bathroom
6'3" x 6'5"

SINGLE GARAGE
17'2" x 8'5"









Ground Floor



Floor 1

Approximate total area^m

1064 ft²
98.9 m²

Reduced headroom

11 ft²
1.1 m²

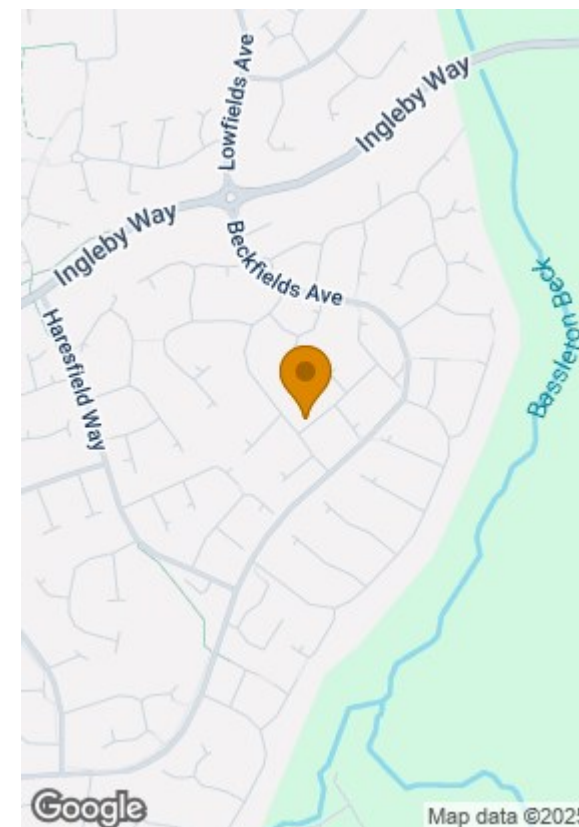
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		81	84
EU Directive 2002/91/EC			

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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