

# David Doyle

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**Price £1,250 pcm**  
To Let



**\*\* COMING SOON \*\* SPACIOUS and WELL  
LOCATED 2 DOUBLE BEDROOM  
BUNGALOW \*\* Lounge/Dining room - New  
Kitchen - New Bathroom - Conservatory -  
Shower room - Gas central heating to  
radiators - Double glazing - Garage - Garden  
- UNFURNISHED - AVAILABLE APRIL  
EPC -D**



## PORCH

Part glazed double glazed front door leading to:-

## ENTRANCE HALL

Full length double glazed leaded light window to front aspect. Airing cupboard.

## LOUNGE/DINING ROOM 20'3" (6.17m) x 10'11" (3.33m)

Spacious dual aspect room with double glazed bay window to front aspect and double glazed French doors opening to rear garden. Feature fireplace with stone surround and slate hearth and fitted with a flame effect gas fire. 2 radiators.

## KITCHEN 12'10" (3.91m) x 8'0" (2.44m)

Fitted with a single bowl single drainer stainless steel sink unit and matching floor mounted units comprising both cupboards and drawers with roll top work surfaces over. Electric hob and oven with fitted extractor over. Fridge freezer. Automatic washing machine. Double glazed casement windows to side and rear aspects. Part tiled walls. Double glazed door opening to conservatory.

## CONSERVATORY 9'6" (2.9m) x 9'1" (2.77m)

Triple aspect with double glazed windows to rear and side aspects. Radiator. Double glazed French door opening to both sides.

## BEDROOM 1 10'11" (3.33m) x 10'8" (3.25m)

Double glazed casement window to rear aspect. Radiator.

## BEDROOM 2 11'0" (3.35m) x 10'0" (3.05m)

Double glazed window to front aspect. Radiator.

## SHOWER ROOM

Fitted 3 piece suite comprising fully tiled shower cubicle with fitted shower unit, pedestal wash hand basin and low level WC. Part tiled walls with decorative border tiling.

## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn with herbaceous borders and low level brick wall to property's front curtilage.

### DRIVEWAY

Providing excellent off road parking facilities.

### GARAGE/STORE

With up and over door. The garage is only suitable for a small car as the rear is partitioned off and used as a tool store by the Landlord.

### REAR GARDEN

Mainly laid to lawn with herbaceous borders. Fenced boundaries.

## EPC-D

HR1306

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England & Wales

EU Directive  
2002/91/EC



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