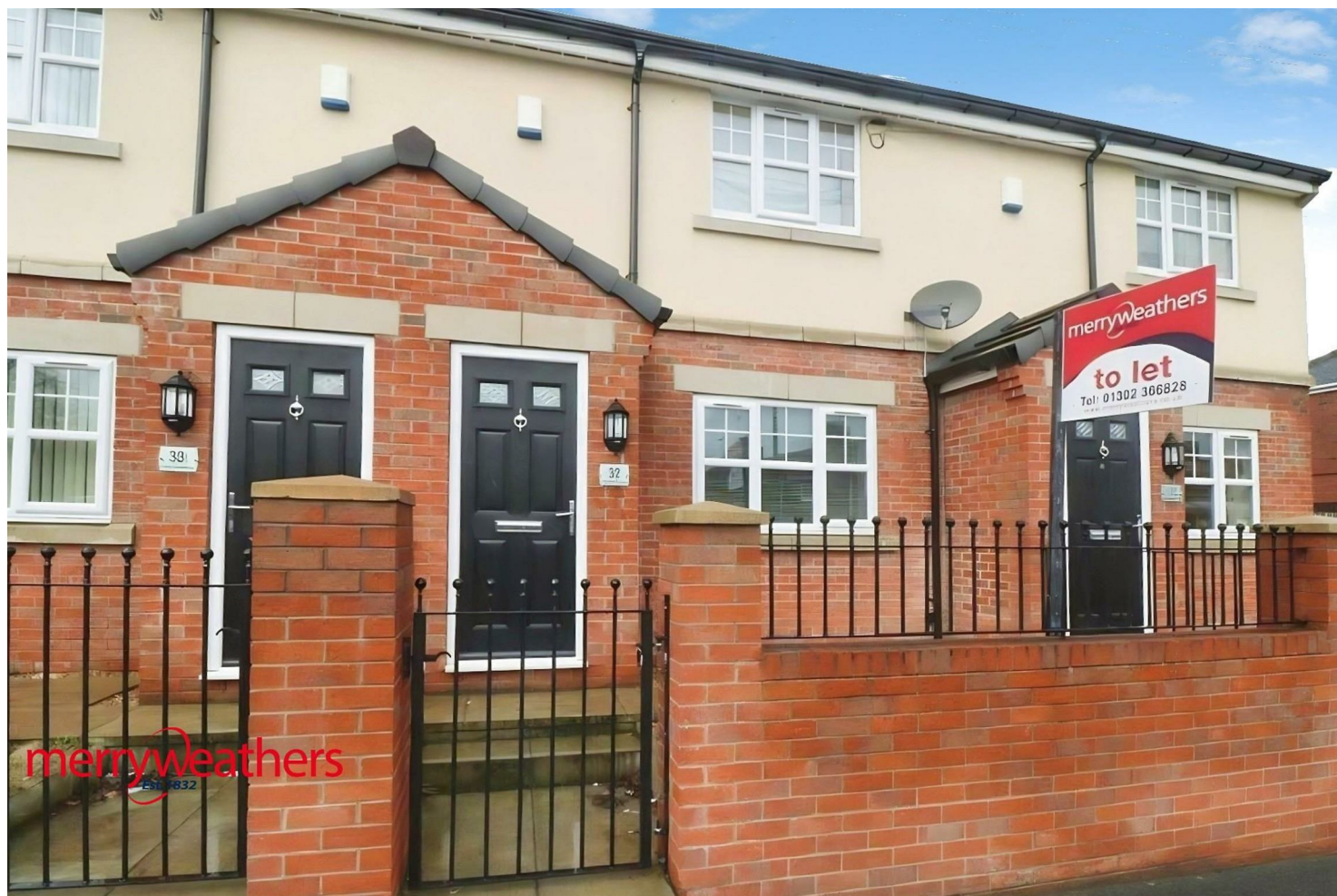




32 Oakland Terrace, Edlington, Doncaster, South Yorkshire, DN12 1AA

£795 Per Month

Entrance Hall

Having stairs to first floor, composite double glazed entrance door and radiator.

Lounge 17'4" x 10'11" (5.29m x 3.35m)

Having stairs to first floor, composite double glazed entrance door and radiator.

Kitchen/Diner 9'10" x 15'2" (3.02m x 4.63m)

Having rear facing double glazed window, range of contemporary gloss wall and base units, roll edge work surfaces and stainless steel sink unit with mixer taps. Integrated appliances include oven, hob with extractor over and fridge freezer. Plumbing & recess for washing machine, part tiling to walls, radiator and French doors leading out onto the rear garden.

Cloakroom/WC

Having a white two piece suite comprising of, low level Wc, hand wash basin set in vanity unit with tiled splash back, extractor fan and radiator..

Landing

Having loft access via pull down ladder.

Bedroom one 9'9" x 10'11" (2.99m x 3.35m)

Having front facing double glazed window, built in cupboard and radiator.

Bedroom two 10'11" x 6'11" (3.34m x 2.12m)

Having rear facing double glazed window and radiator.

Bathroom 6'9" x 6'7" (2.06m x 2.03m)

Having a three piece modern white suite comprising of, panelled bath with shower & screen over, hand wash basin set in vanity unit and enclosed low level Wc. Part tiling to walls, extractor fan and radiator.

External

The property has a small wall enclosed garden to the front with gated pathway leading to the front entrance door. To the rear of the property there is an enclosed garden. This is mainly laid to lawn and rear gated access to the car park. There is also one allocated parking space to the rear plus shared visitor parking.

Tenancy Information

Rent: £795

Deposit: £917

Holding Deposit: £183

EPC Rating: C

Council Tax Band: A

Property Type: Townhouse

Tenure: TBC

Parking Type: Off Street Parking to the Rear

Restrictions: N/A

Construction Type: Brick

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

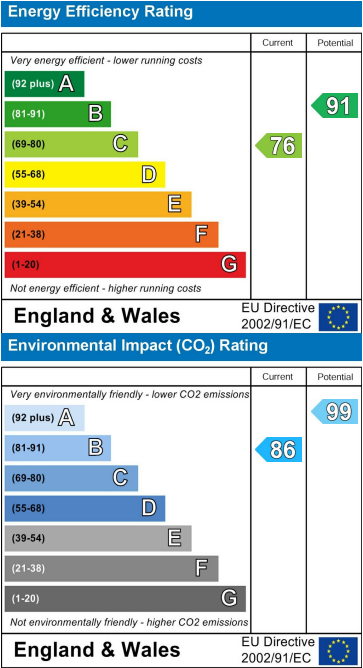
Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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