

A two bedroom end terraced property offering modern accommodation which is offered to the market for rent on a FURNISHED basis. The home occupies a pleasant cul de sac position on Templeton Close in a popular part of the Highfields development and features off street parking to the front and an enclosed garden to the rear. The internal layout of the property briefly comprises: entrance porch through to a spacious lounge with stairs to the first floor and attractive feature fire surround. The kitchen/diner includes oven, hob, washing machine and fridge freezer. To the first floor are two double bedrooms and a bathroom/WC which is fitted with a three piece white suite. Externally is a low maintenance front, with the recent addition of a block paved driveway. The enclosed rear garden is predominantly laid to lawn. An early viewing comes recommended.

(Application is subject to a Holding Fee - please refer to our website for further details)

FURNISHED/PETS AND SMOKERS CONSIDERED

REQUIRED EARNINGS: Tenants £18,450pa; Guarantor, if required £22,140pa

BOND £709

**Templeton Close, Hartlepool, TS27 3RB**

**2 Bedroom - House - End Terrace**

**£615 Per Calendar Month**

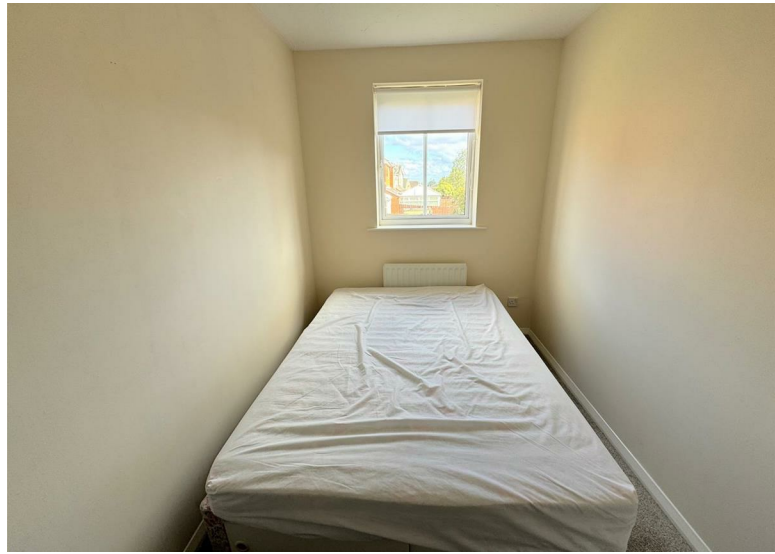
**EPC Rating: C**

**TENURE: Freehold**

**COUNCIL TAX BAND: B**



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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	

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