



Harrison
SALES & LETTINGS



61 Pennywell Gardens, BH25 5YB
£850 Per Calendar Month

EMAIL ENQUIRIES PLEASE HARRISON ESTATE AGENTS ARE PLEASED TO OFFER A One Bedroom House situated on a popular development within walking distance of local shops and amenities. The accommodation comprises Entrance Hall, Lounge Dining Room. Kitchen. Double Bedroom with Fitted Wardrobes and Bathroom with Electric Shower. Upvc Double Glazing & Electric Heating and Parking.

FRONT



Open plan garden. Dustbin store. Upvc door to hallway.

ENTRANCE HALL

Upvc double glazed door to inner hallway. Textured ceiling with light. Storage cupboard.

LOUNGE DINING ROOM 13'3" x 8'11" (4.05 x 2.71)



Textured ceiling with wall lights. Upvc double glazed windows to the front and side elevations. Night storage heater, telephone, television and power points. Door to kitchen.

DINING AREA 7'3" x 5'3" (2.20 x 1.61)

Spiral staircase to the first floor.

KITCHEN 7'10" x 7'0" (2.39 x 2.13)



Textured ceiling with light. Upvc double glazed window to the front elevation. Kitchen units a mixture of cupboards and drawers. Space for electric cooker, space for fridge freezer. Space and plumbing for washing machine. Stainless steel sink.

FIRST FLOOR LANDING

Textured ceiling with light. Airing cupboard with factory lagged tank.

BEDROOM 13'3" x 8'6" (4.05 x 2.59)



Textured ceiling with light. Two upvc double glazed windows to the side elevation. Double fitted wardrobe with hanging and shelving space, wall mounted convector heater. Telephone and power points. Loft hatch to loft void.

BATHROOM 7'5" x 5'7" (2.27 x 1.71)



Textured ceiling, wall light. Roofline window. Bath with matching panel and electric shower over, close coupled wc. Wash hand basin, light with shaver point. Fan heater and extractor unit.

PARKING

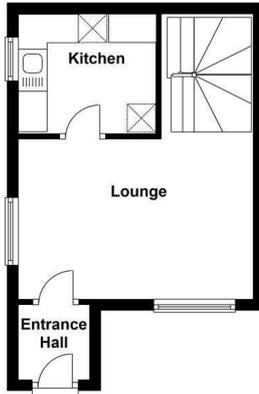
Resident and visitor parking to the rear of the property.

NOTES FOR TENANTS

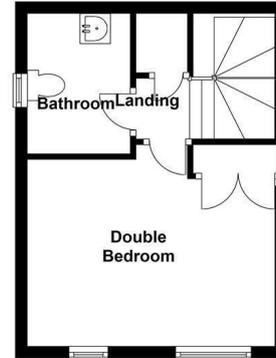
All tenants will be formally referenced which will include income, credit and employment. The outcome of the references will determine whether the landlords will proceed with the tenancy. Please contact our office for further details 01425 610016
Harrison Estate Agents Ltd employ Regent Residential Lettings Ltd to deal with all lettings administration and finance. Full details of fees are available on our website
www.harrisonestateagents.com

Floor Plan

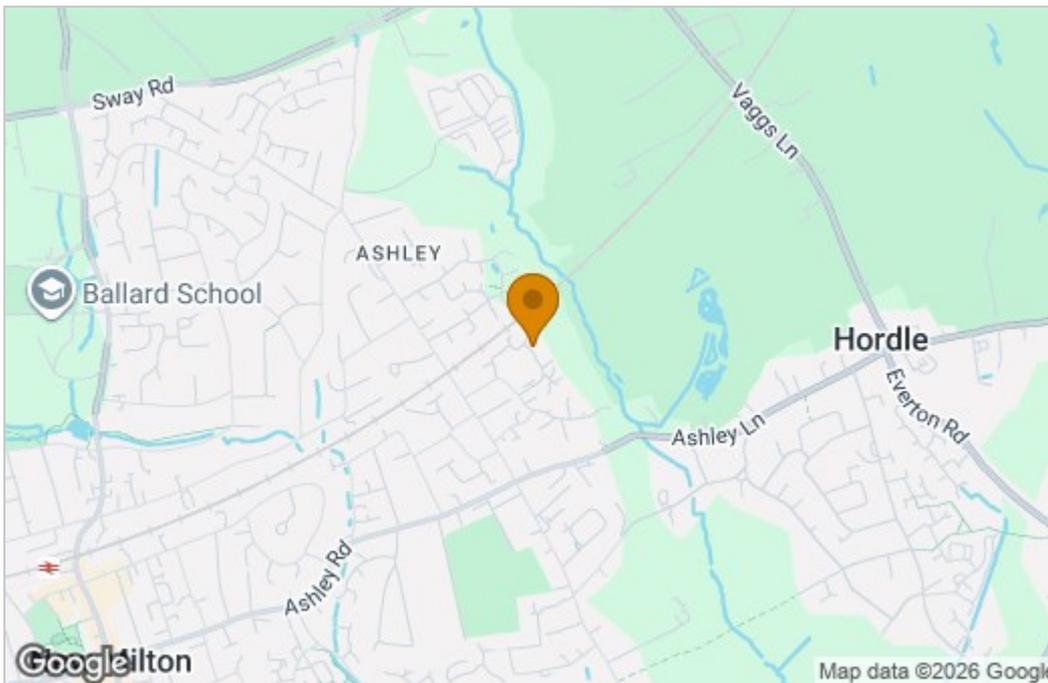
This plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate. DO NOT SCALE.



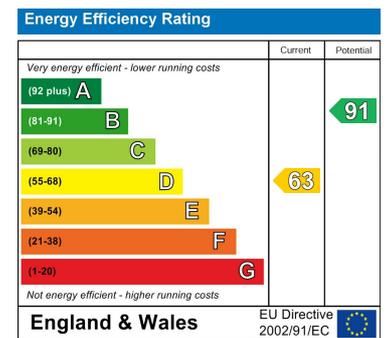
Plan is not to scale.
Plan produced using PlanUp.



Area Map



Energy Efficiency Graph



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