

# £800 pcm

Bredgar Close, Ashford, TN23 5SQ



- Close To Public Transport
- Double Glazing
- Downstairs Cloakroom
- Enclosed Rear Garden
- Gas Central Heating
- Good Sized Bedrooms
- Modern Fitted Kitchen
- Neutral Decor Throughout
- Un-Furnished
- White Bathroom Suite



01233 501601

[www.evolutionproperties.co.uk](http://www.evolutionproperties.co.uk)

4 Oak Trees Business Park,  
Orbital Park, Ashford, TN24 0SY  
[ashford@evolutionproperties.co.uk](mailto:ashford@evolutionproperties.co.uk)



This very well presented property has just undergone a complete redecoration program with the added bonus of a brand new kitchen and floorings throughout.

The entrance porch leads to the large lounge which has stairs to the first floor and a door to the rear hallway. The kitchen / diner is at the rear of the house and benefits from brand new units, hob and oven and flooring. There is also a large storage cupboard and cloakroom from the hallway.

The first floor landing has doors to all 3 good size bedrooms and also the main family bathroom with a new white suite and shower over the bath.

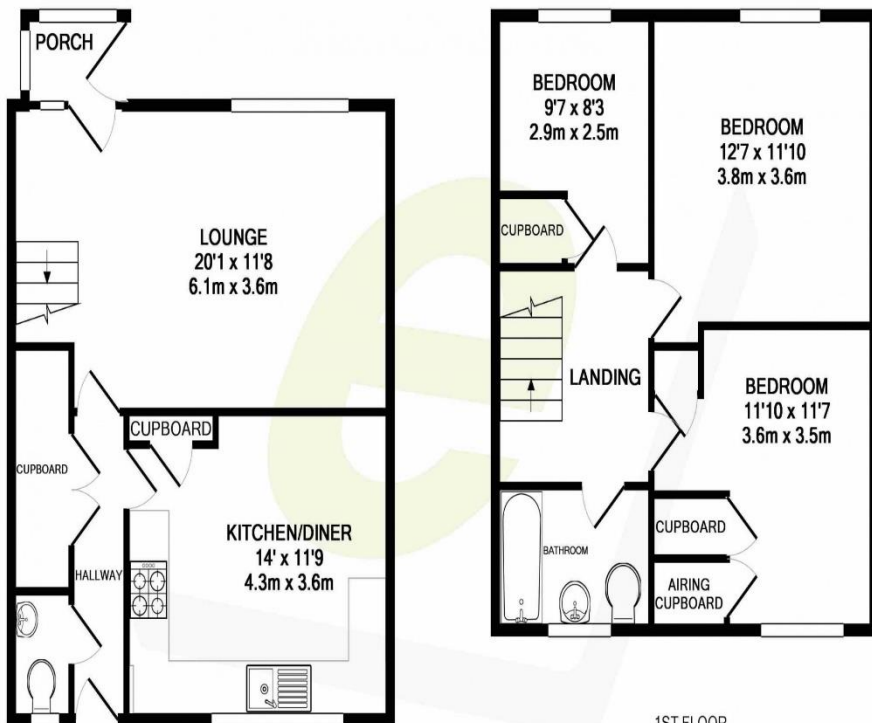
Other benefits to note are gas central heating, UPVC double glazing and a fully enclosed rear courtyard garden which also offers off road parking via the garage door.

+++ LANDLORD STIPULATES NO PETS, NO SMOKERS, NO SHARERS

+ APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £29,575. PER ANNUM

+++ APPLICANTS WILL BE REQUIRED TO HAVE A CLEAN CREDIT SCORE +++

Council Tax Band B as of February 2019 Deposit £900



1ST FLOOR  
APPROX. FLOOR  
AREA 470 SQ.FT.  
(43.6 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 488 SQ.FT.  
(45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 958 SQ.FT. (89.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

**Lounge** 6.1m x 3.6m (20'0" x 11'10")

**Kitchen / Diner** 4.3m x 3.6m (14'1" x 11'10")

**Bedroom 1** 3.8m x 3.6m (12'6" x 11'10")

**Bedroom 2** 3.6m x 3.5m (11'10" x 11'6")

**Bedroom 3** 2.9m x 2.5m (9'6" x 8'2")

**Bathroom** 2.5m x 1.7m (8'2" x 5'7")

Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
66	79	61	74
UK	EU Directive 2002/91/EC	UK	EU Directive 2002/91/EC

**DISCLAIMER:**  
Under the Property Misdescription Act 1991 we endeavour to make our property details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The owner does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the them. Services, fittings and equipment referred to in the property details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the owner.