

Burlington Close, Newport
£950 pcm

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Three Bed Detached House
- Spacious Living Room
- Front & Rear Garden
- Single Garage and off road parking

- Kitchen/Breakfast Room
- Close to Schools and Amenities
- First Floor Shower Room & Separate W/C
- No Pets

5 Burlington Close, Newport, Devon, EX32 9BP

This is a detached house, situated within a desirable residential location. It has been well maintained, whilst offering bright and spacious accommodation over two floors. It benefits from double glazed windows and gas fired central heating throughout. There is a single garage, off road parking and low maintenance gardens. The accommodation on the ground floor, comprises of an entrance porch, entrance hall, spacious living room, sun room, kitchen/breakfast room, utility room and separate w/c. The first floor offers a modern shower room, separate w/c, two large double bedrooms and a smaller third bedroom.

Ground Floor

Kitchen/Breakfast Room

4.41m x 3.04m (14' 6" x 10') Fitted with a range of cupboards and drawers, fitted electric oven and hob. Space for fridge/freezer. Space and plumbing for dishwasher.

Utility Room

3.48m x 2.61m (11' 5" x 8' 7")

Cloak Room

Living Room

7.47m x 3.47m (24' 6" x 11' 5")

Sun Room

4.29m x 1.77m (14' 1" x 5' 10") .

First Floor

Bedroom One

4.42m x 2.95m (14' 6" x 9' 8") Range of fitted drawers and wall to wall wardrobe unit.

Separate W.C

Shower Room

1.53m x 1.70m (5' x 5' 7")

Bedroom Two

4.41m x 3.34m (14' 6" x 10' 11")

Bedroom Three

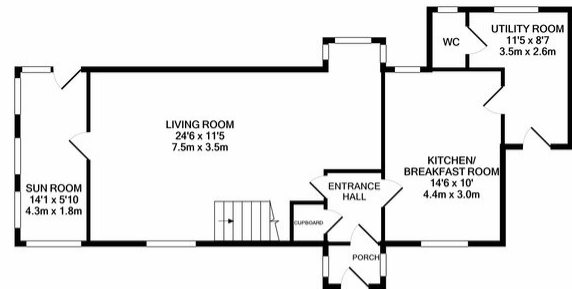
3.24m x 1.81m (10' 8" x 5' 11") Fitted wardrobe.

Services

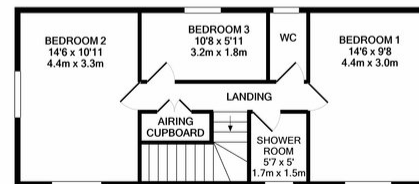
Mains connected. Gas, Electric and Water.
Council Tax Band. D.

Directions

Travel up Newport Road, passing car dealership on your left. Travel straight across crossroads and traffic lights. Take a right turn into Burlington Grove. Turn right again into Burlington Close and the property can be seen directly in front of you, with a To Let board clearly displayed.



GROUND FLOOR



1ST FLOOR

Made with Metropix ©2020

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
		81		76	55
	63				

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