



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	



11 Marist Way Barnstaple

- Immaculate 4 Bed Detached House
- Fully Fitted Kitchen and Utility Room
- Off Road Parking and Garage
- Gas C/H and D/G
- NO PETS NO SMOKER EMPLOYED ONLY
- Popular Location
- Master En-suite
- Rear Enclosed Garden
- Rent £1150 - Deposit £1325



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



Long Term Let. Immaculate fully refurbished and recently decorated 4 bed detached house in the popular Newport area, situated in a quiet cul-de-sac. Owners have installed all new appliances, windows, flooring etc. Property comprises of entrance hall with single WC, lounge with open archway to dining room, modern fully fitted kitchen with integrated appliances, utility room with integrated freezer. Upstairs there is a master ensuite bedroom with 3 further bedrooms and a family bathroom. Outside has a driveway and parking to single garage, rear garden with patio and lawned area. Gas central heating and fully double glazed. Viewing highly recommended. Available Sept 2019. No Pets. No smokers. Employed only. Fees Apply. EPC Rating D. Rent £1150.00pcm and deposit £1325.00

EPC

HALLWAY

Double glazed front door into hallway, solid wood floor, understair cupboard.

SINGLE WC

Tiled floor, wc, sink & towel rail.

LOUNGE

5.33m x 3.52m (17' 6" x 11' 7")
Spacious room with central stone fireplace, bay window, open archway to;

DINING ROOM

3.30m x 2.93m (10' 10" x 9' 7")
Carpeted room with door to garden. Doorway to;

KITCHEN

2.89m x 3.60m (9' 6" x 11' 10")
Fully fitted modern kitchen with vinyl floor, selection of high & low level cupboards and drawers, intergrated 1 1/2 stainless steel sink, double gas hob & oven, dishwasher and upright fridge cupboard.

UTILITY ROOM

2.11m x 3.06m (6' 11" x 10' 0")
Vinyl floor with worktops surface and cupboard space. Washing machine and space for tumble dryer, intergral freezer with

FIRST FLOOR LANDING

Upstairs to spacious landing with loft access and airing cupboard.

BEDROOM 1

5.34m x 2.39m (17' 6" x 7' 10")
Dual aspect room with carpet

ENSUITE

Fully tiled room with walk in double shower cubicle, wc and sink unit with cupboard under, heated towel rail and cupboard space.

BEDROOM 2

3.49m x 2.73m (11' 5" x 8' 11")
Double room, fitted carpet.

BEDROOM 3

3.00m x 3.62m (9' 10" x 11' 11")
Double room outlook to garden with fitted carpet.

BATHROOM

Fully tiled, bath with shower over, wc and sink.

BEDROOM 4

2.65m x 2.22m (8' 8" x 7' 3")
Single room with fitted carpet.

OUTSIDE

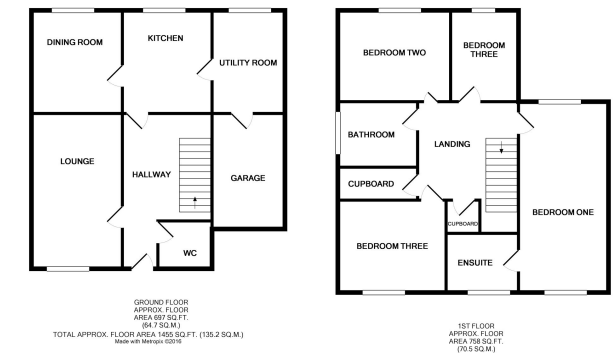
Parking to the front and up to garage. To the rear is an enclosed garden with patio, lawned area and raised flowerbed.

GARAGE

2.52m x 5.57m (8' 3" x 18' 3")

SERVICES

Mains Electric, Gas and Water.



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