

To Rent

The Oaks, Heathfield, TN21 8YA



£1,300

3 bedroom Detached

- ✓ Gas CH
- ✓ Three bedrooms (Main with en suite)
- ✓ Good sized living room /dining room
- ✓ Fence enclosed garden
- ✓ Garage & drive
- ✓ EPC Rating D
- ✓ Will be available w/c 16th November 2020



Description

A Link detached house in a quiet cul de sac on the popular Green Lane Estate. Close to Parkside Primary School.

Very well presented with built in Electric Oven & Gas Hob

Living room with modern Stone effect Gas fire

Garage, patio & garden

Sorry no pets

Location

Within about 5 minutes walk of the highly regarded Parkside Primary School. Buses to both Eastbourne & Tunbridge Wells run from the Hailsham Road as do School buses to Heathfield Community College.

Ground Floor

kitchen - With built in Electric oven & Gas Hob.

New Gas boiler

Living room / Dining room - Split with an arch between Dining area & Living room 27'01 x 7'04 leading to 10'02

Gas fire with Stone effect

Patio door to garden from dining area

Outside - The garden is easy maintenance with a patio leading to the rear door of the garage, fence enclosed with garden shed

Garage & driveway

First Floor

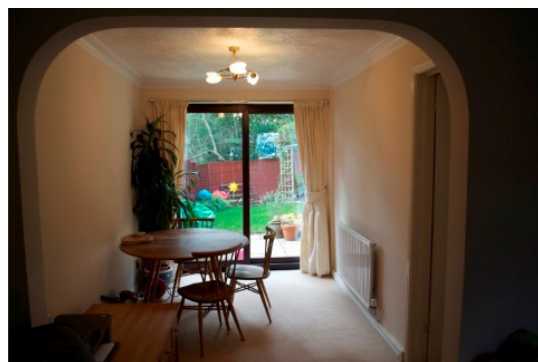
Bedroom 1 - 13' x 8'10 Double bedroom with ensuite shower room with power shower.

Bedroom 2 - 8'10 x 10'2 A double bedroom overlooking the rear garden

Bedroom 3 - Single room 8'01 x 6'04

Family bathroom - Bath with shower mixer tap

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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, and the measurements given are approximate.





Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Additional Information

Council tax band D