



Property Description

£99 PPPW without bills or £124 PPPW (£1984 per month) Bills Included based on Half Rent for July & August. We are delighted to market a room in a three storey villa finished to a high specification. Available for the STUDENT 2025/2026 academic year. The accommodation on the ground floor comprises entrance hall, w/c and open plan L-shape living/dining/kitchen. To the first floor is bedrooms one/ lounge, second bedroom and shower room. The second floor offers two further bedrooms and a bathroom. To the rear of the properties are enclosed gardens with Indian sandstone tiles and off road parking space to the front.

The deposit required is £375

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		