

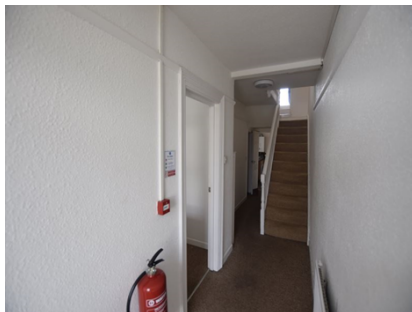
# Christopher Shaw

Lettings • Property Management • Sales

Wycliffe Road, BH9 1JS

**£3,450 Monthly**

**TO LET**



## Property Features:

- Furnished
- 1 Weeks rent payable on reservation
- Available for the 2024-2025 Student Term
- Allocated Off Road Parking
- Furnished

## Description

If you want to be in the heart of Winton and within a 22-minute walk to Talbot Campus then you will love this spacious 6 double bedroom house. The property comes with two bathrooms (one shower room) one on each floor 2 downstairs bedrooms and 3 first-floor bedrooms and 1 large 3rd-floor room. This house is well insulated and has a gas Combi Boiler and double glazing throughout.

Room Sizes:

Lounge/kitchen : 20'7" x 12'9"  
 Room one: 11'2" x 11'5"  
 Room two : 10'9" x 8'6" with Cupboard  
 Bedroom three: 12'3 x 7'11"  
 Bed four: 10'4" x 12'2"  
 Bed five: 9'8" x 11'2"  
 Bed six : 18' x 9'5"

The price advertised is without bills, the landlord has a set package for bills included

Gas, Central heating and Electric (non-restricted, subject to a fair use policy and spending cap)

Water and Sewerage

Broadband (Unlimited)

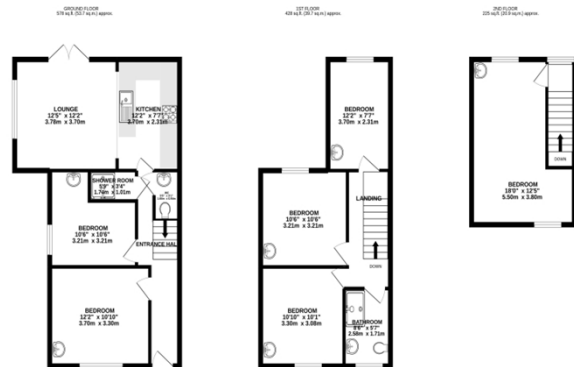
Price per person for mandatory bills included package £557PPPM

Total Price: £2450.00

## Room Dimensions

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## Floor Plan



TOTAL FLOOR AREA: 133 sq ft (124 sq m) approx.  
 Whilst our drawings have been made to meet the standards of the building regulations, measurements shown are approximate. They should not be used to determine the exact area for any third party's purposes. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or performance.

## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A)		(92- 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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	79		73
61		52	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC