



Maillard  
& Co

£ 2,100

Westbourne, La Rue du Maupertuis

To Let



“Entitled/ Licensed - Semi-detached three bedroom home with garage, parking and south facing garden.”

3

Bedrooms

1

Receptions

1

Bathrooms

To Let

## Property features

Semi Detached	Spacious accommodation
Parking for up to 4 cars	Garage / workshop
Separate utility	Paved and lawned garden



## Property details

Entitled/ Licensed - Semi-detached three bedroom home with garage, parking and south facing garden.

We are delighted to present to market, this splendid three bedroom semi-detached house. Located in a quiet residential area, just a short walk from town and close to schools, supermarkets and the beach. This lovely home, is presented in walk in condition. Briefly comprising; inviting entrance hall, bright open plan living room with fire place, spacious fully fitted kitchen, leading into the conservatory diner, with direct access to the low maintenance, south facing mature garden with alfresco paved areas and lawn. The first floor offers two spacious double bedrooms, small single/study and a three piece house bathroom. Additionally there is a single garage / workshop and separate utility and parking for up to 3-4 cars.

Available: April 2023

Tenant services: Water, electric and occupier rates

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



























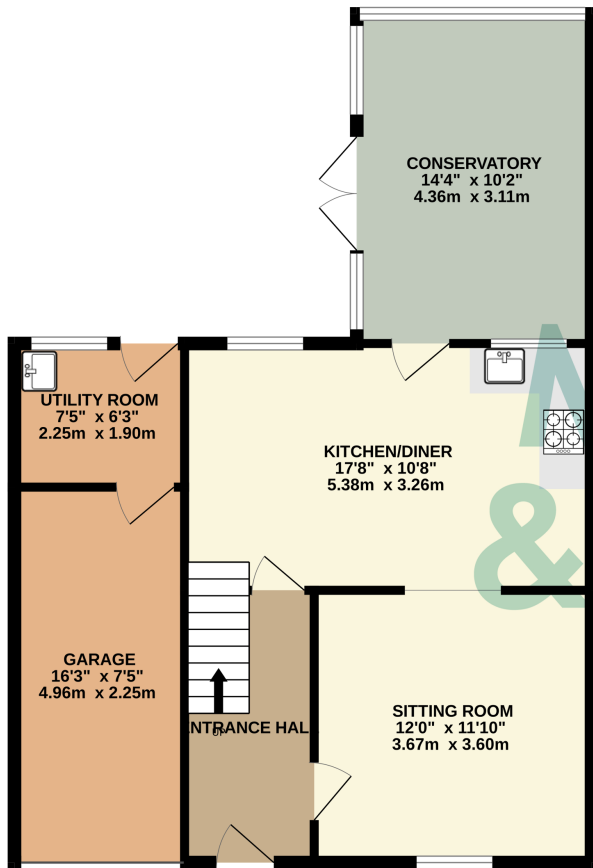




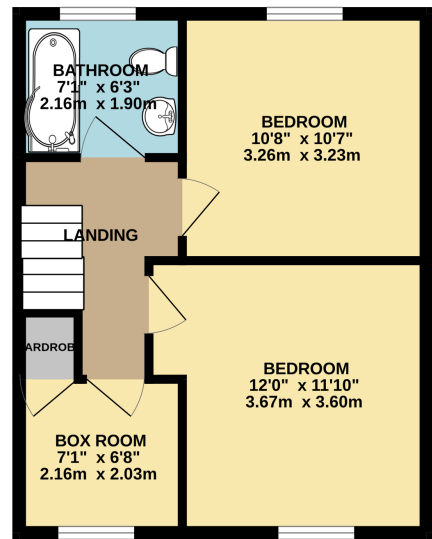




GROUND FLOOR  
710 sq.ft. (65.9 sq.m.) approx.

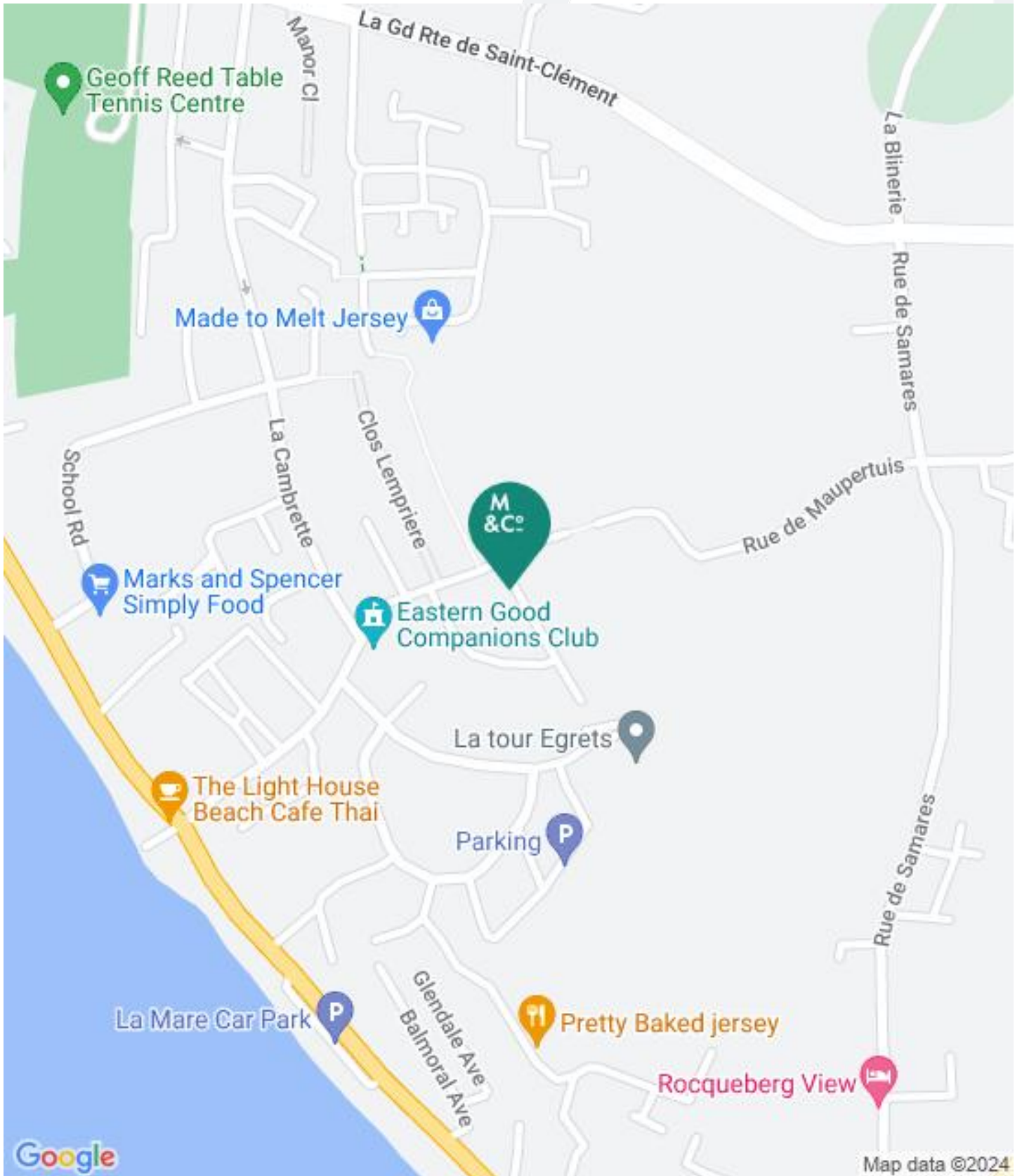


1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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