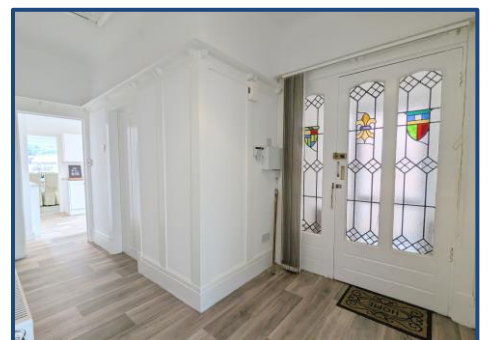
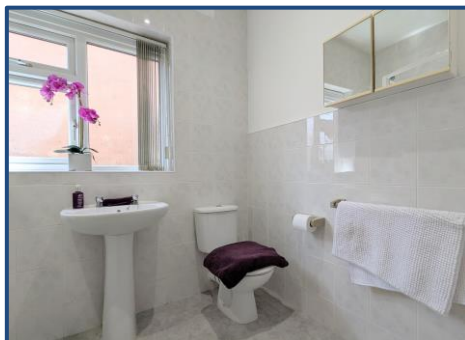


To Let - 60 Radnor Drive, Churchtown - Two Bedroom Detached Bungalow **Monthly Rental Of £1,300**



KEY FEATURES:

- Two Bedroom Bungalow • Detached • Integrated Garage • Newly Decorated • Large Front Driveway • Sunny Mature Rear Gardens • Sought After Location • Gas Centrally Heated •

Sales

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Rentals

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Property Management

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**The Property
Ombudsman**

Property Description

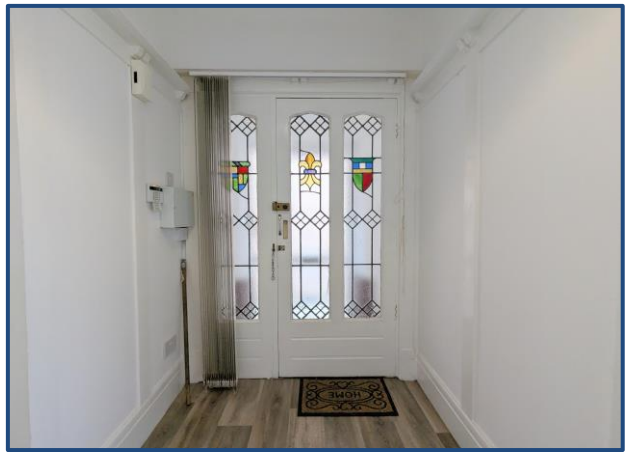
Anthony James are delighted to present to the rental market this beautifully presented and charming modern two-bedroom detached bungalow, ideally located within walking distance of Churchtown Village and Marshside Nature Reserve. The property offers off-road parking for two vehicles and benefits from an integral garage, combining both comfort and practicality. Internally, the accommodation comprises a storm porch, a welcoming entrance hall, a spacious lounge/diner, a modern kitchen with integrated appliances, a separate dining room, a contemporary shower room, and two well-proportioned bedrooms.

Externally, the home features an attractive sandstone bay frontage with a low-maintenance flagged driveway. To the rear, the enclosed garden includes multiple patio areas perfect for relaxing on summer evenings, along with outhouses and a greenhouse.

The property is gas centrally heated and fitted with UPVC double glazing throughout. Available from the end of July 2025. Please note, this property is managed directly by the landlord.

Council Tax Band: D

EPC Rating: E



Rooms

Entrance Hall

The property opens into a welcoming entrance hall, featuring a beautiful original stained glass leaded door that adds character and charm. The space is neutrally decorated and finished with fitted flooring, creating a bright and inviting first impression. The home's alarm panel is also conveniently located in this area.

Lounge / Diner

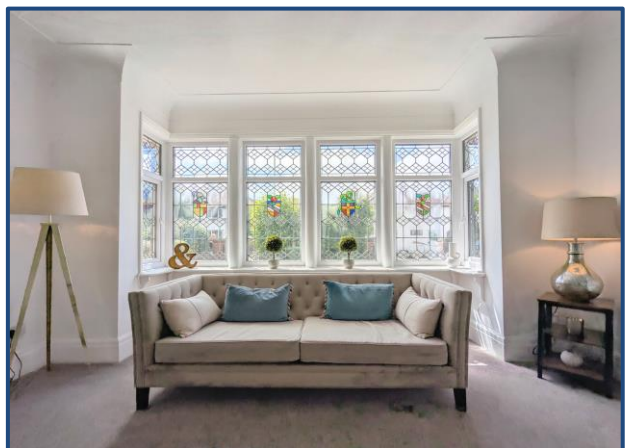
A bright and spacious lounge/diner, complete with an electric fire, provides a comfortable and inviting living area. The room is bathed in natural light, thanks to a characterful double-glazed bay window, and is neutrally decorated with fitted carpets, enhancing the sense of warmth and space.

Kitchen

A well-presented kitchen featuring a range of high gloss white base and eye-level units, complemented by laminate countertops. Cooking facilities include a electric hob, electric oven, and overhead extractor fan. The kitchen also comes equipped with a low-level fridge, freezer, and dishwasher. Please note, a washing machine is not included in the letting. The space is neutrally decorated and finished with fitted flooring, offering a clean and modern feel.

Shower Room

A clean and well-maintained three-piece bathroom suite comprising a WC, pedestal hand wash basin, and a large shower cubicle with an electric shower. Additional features include a heated towel rail and a mirrored cabinet for convenient storage. The room is fully tiled to all walls and finished with fitted flooring, offering a practical and stylish space.



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Dining Room

A rear-facing dining room featuring a large window that provides pleasant views over the garden, allowing natural light to fill the space. Neutrally decorated and finished with fitted carpets, this room offers a comfortable setting for dining or entertaining.

Bedroom One

A well-presented double bedroom with windows overlooking the rear garden, offering a peaceful and private outlook. The room is neutrally decorated and finished with fitted carpets, creating a calm and comfortable atmosphere.

Bedroom Two

A generously sized double bedroom enjoying views over the rear garden through well-positioned windows. The room is tastefully decorated in neutral tones and finished with soft fitted carpets.



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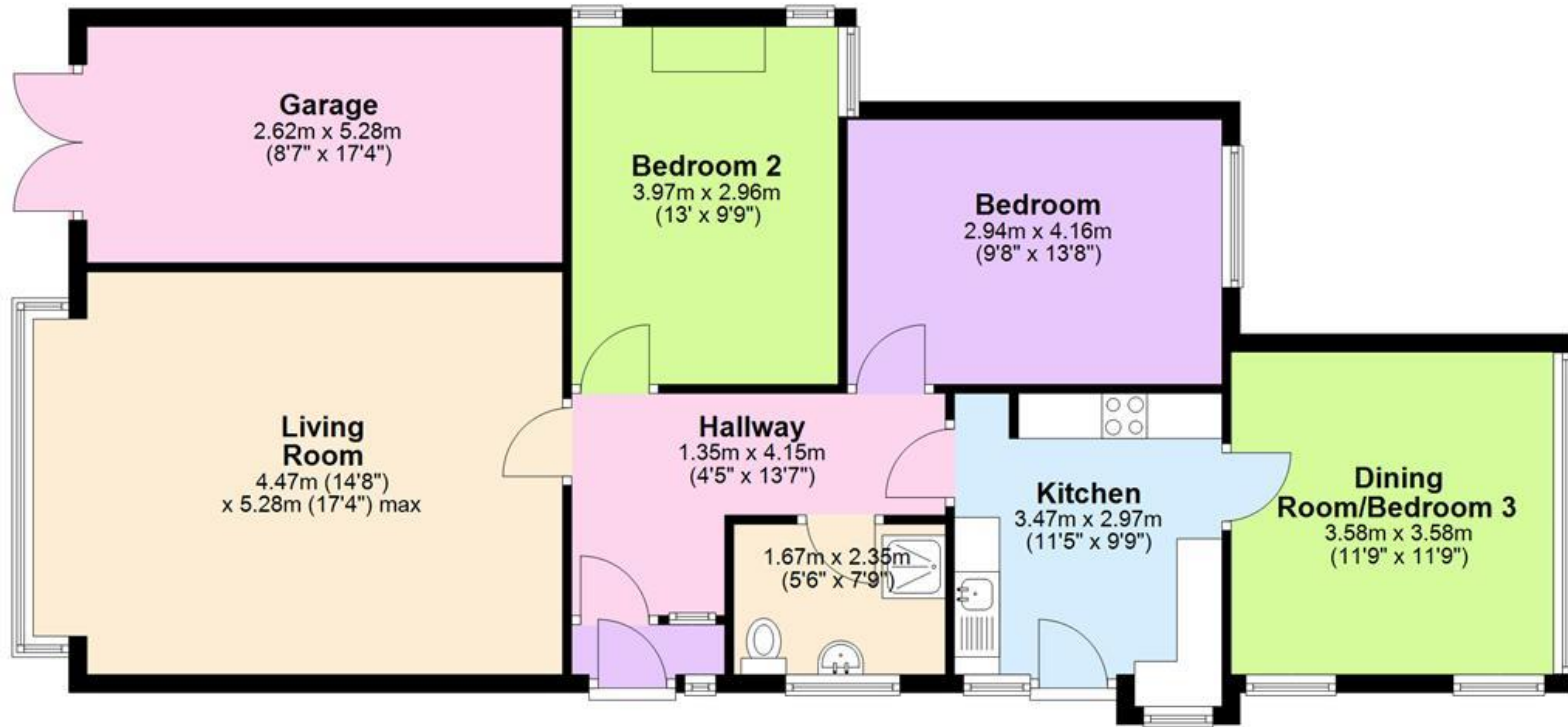
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Ground Floor



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

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Additional Information

EPC: E
Council Tax Band: D
Tenure: Assured Shorthold Tenancy

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at www.ajestateagents.co.uk and navigate to Services > Lettings > Tenant Fees.**

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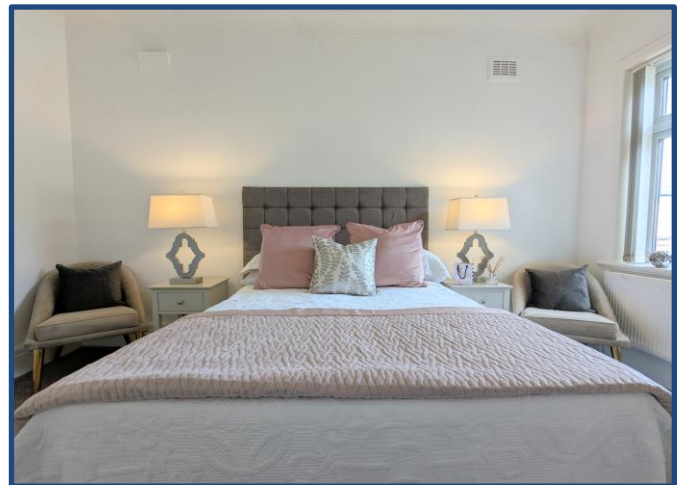
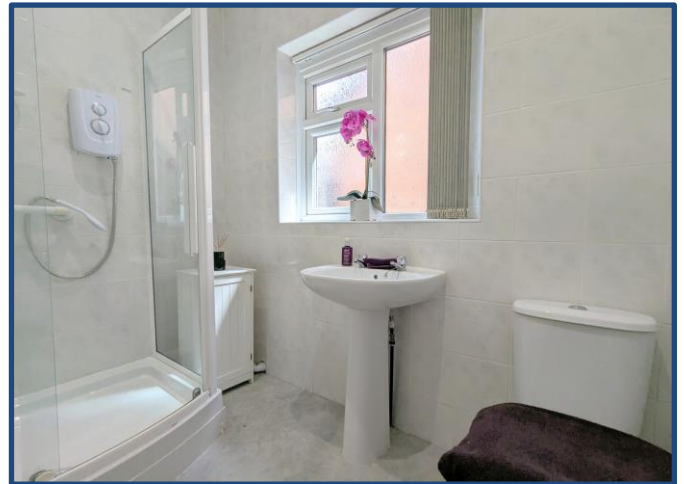


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