

## 3 Bed Detached In Belmont , Sutton, SM2 6ED

£2,250 Monthly







## SHORT DESCRIPTION

Property Ref: 12156 Available from 15th May 2024 | Long let | Council Tax F | EPC C | Weekly Rent £530.76 | Deposit £2596  
THREE BEDROOM SEMI DETACHED HOUSE... GARAGE & PRIVATE SIDE DRIVE... OPEN PLAN KITCHEN / DINING ROOM. This charming 3-bedroom Detached house is located in a quiet cul-de-sac in the sought-after suburb of Belmont. The property is well-presented. The ground floor comprises a spacious entrance hallway, a bright living room with a bay window, a dining room, a kitchen with modern appliances, and a downstairs bathroom. The first floor has three bedrooms. with a family bathroom. The property benefits from a private garden to the rear, which is perfect for al fresco dining. The property is available to let immediately and is let unfurnished..

3

Bed Room(s)

1

Bath Room(s)

1

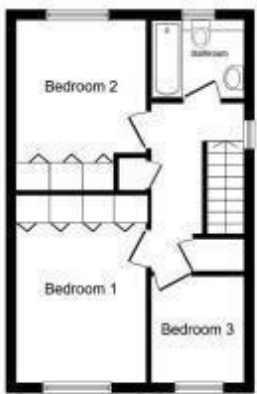
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



First Floor

Total floor area 122.0 sq. m. (1,313 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

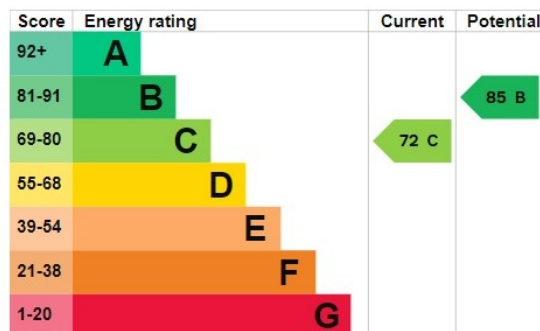
## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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