



- Two Bedroom Maisonette
- Walking Distance To Town
- Spacious Open Plan Living
- Communal Terrace & Private Rear Courtyard
- Available Beginning Of June 2024
- Regret No Pets

Tahuti Mai is a two bedroom town house located in a tucked away, quiet position within walking distance of Town. The property is accessed via a communal terrace that offers both seating and gravelled areas. The spacious accommodation arranged in a reverse-plan layout comprises two double bedrooms, a bathroom and cloakroom on the ground floor. The first floor offers a large open plan kitchen/lounge/diner featuring large windows providing an abundance of natural light and enjoying roof top views.

Externally, the property benefits from a small enclosed rear private courtyard and on-street in the area. Ideal for a professional couple wanting to be in a convenient town location. Viewing highly recommended by Mawson Collins Limited.

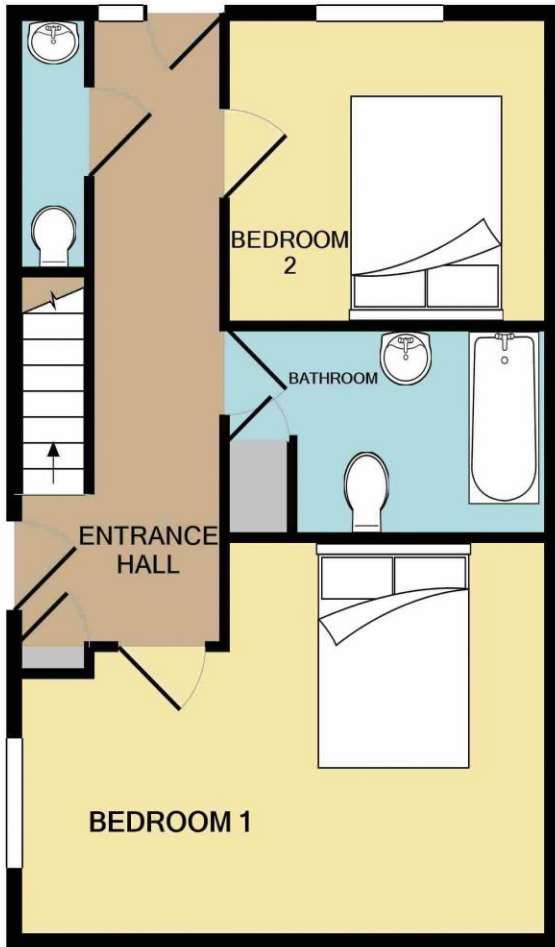




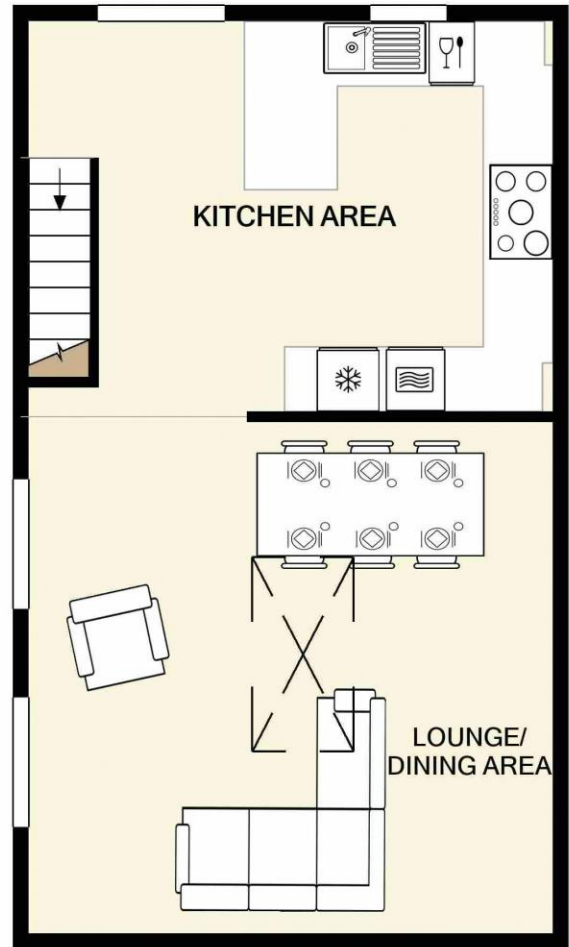








GROUND FLOOR



1ST 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 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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Appliances Include:

- Zanussi double electric oven
- Neff ceramic hob
- Neff integrated microwave
- Neff integrated fridge/freezer
- Indesit integrated washing machine
- Bosch integrated dishwasher

Room Measurements

GROUND FLOOR

Entrance Hall	19' 3" x 5' 2" (5.86m x 1.58m)
Bedroom 1	15' 9" x 12' 3" (4.81m x 3.73m)
Bathroom	9' 4" x 6' 5" (2.85m x 1.95m)
Bedroom 2	9' 5" x 9' 1" (2.87m x 2.77m)
W.C.	7' 10" x 2' 4" (2.40m x 0.71m)

FIRST FLOOR

Kitchen Area	17' 7" x 10' 11" (5.35m x 3.32m)
Lounge/Dining Area	17' 3" x 16' 8" (5.26m x 5.07m)

**Possession**

Available beginning of June 2024, subject to satisfactory references and landlords consent.

Deposit

£1,850.

Additional Costs

Electricity, water, gas, tv, wi-fi, parochial rates, waste charge & annual boiler service.

Services

Mains water, electricity and drainage.

Gas underfloor heating throughout.

Please Note

One older child considered.

Regret no pets, smokers or sharers.

Viewings By Arrangement Only.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.