



## 3 Fair Oakes, Haverfordwest

£800 pcm

Council Tax band: C

EPC Energy Efficiency Rating: C



A well presented two-bedroom semi-detached property, located 1.3 mile walk from Haverfordwest Town Centre. With local amenities and schools & transport links nearby. The property comprises of double driveway, lawned front garden with walkway to the front of the property, entrance hallway, large living room, kitchen/diner, enclosed rear lawned garden, stairway leading to the family bathroom & 2 double bedrooms with fitted wardrobe space. Reposit option is available too, offering a flexible alternative to a traditional deposit. Contact us today to arrange a viewing and see for yourself what this lovely home has to offer.

**Entrance**

Lino flooring with doorway leading to living room area & stairs to first floor.

**Lounge**

Carpeted area, double glazed uPvc window. Doorway leading to Kitchen/Diner

**Kitchen/Diner**

Tiled flooring, sliding patio door leading to enclosed rear garden. Counter top Gas Hob & fitted electric cooker. Double glazed uPvc window.

**Bathroom**

Tile effect lino flooring, shower over bath, WC & wash hand basin. Frosted double glazed uPvc window.

**Bedroom 1**

Double bedroom with carpeted flooring & fitted wardrobe. Double glazed uPvc window.

**Bedroom 2**

Double bedroom with carpeted flooring & fitted wardrobe. Double glazed uPvc window.

**Further information**

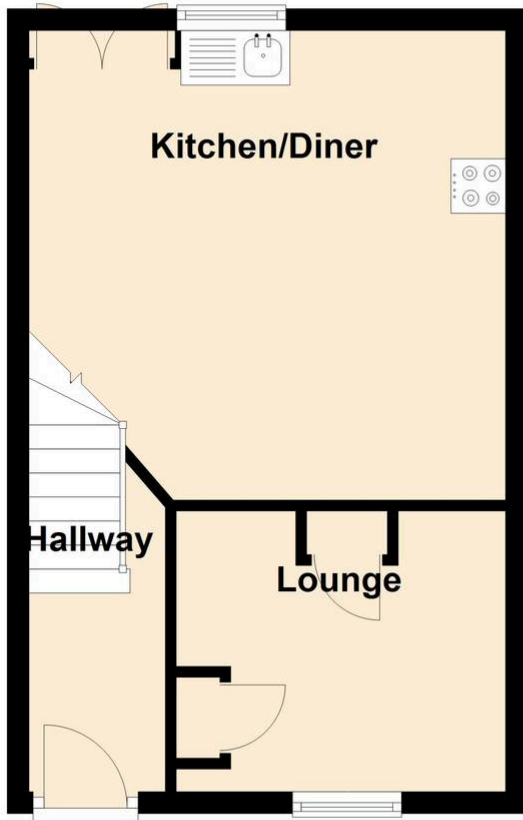
For a full list of Contract Holder (tenant) fees, visit [www.rklucas.co.uk/pdf/ContractHolder\(Tenant\)-Fees.pdf](http://www.rklucas.co.uk/pdf/ContractHolder(Tenant)-Fees.pdf) Security Deposit: £923 Rent: £800 per calendar month, payable in advance. EPC Rating: C Council Tax Band: C Furnishings: unfurnished Utilities: Mains electricity, water & drainage connected. Broadband: Superfast available in the area Mobile Coverage: Limited 5G coverage available in the area Tenants should make their own enquiries of Of-com Checker to confirm speed and coverage availability by provider



**Garden**  
Lawned front garden with pathway leading to the front of the property. Lawned front and rear enclosed garden.

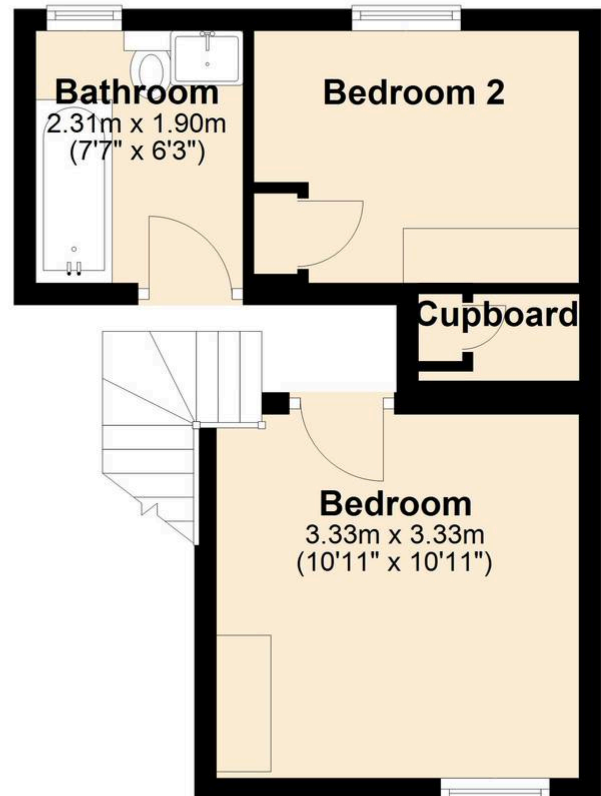
## Ground Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



## First Floor

Approx. 23.9 sq. metres (257.4 sq. feet)



Total area: approx. 54.4 sq. metres (585.3 sq. feet)

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You can include any text here. The text can be modified upon generating your brochure.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	