



**Yew Tree Close, Farnborough**

**£1,650 PCM**

  
**MARTIN&CO**

# Yew Tree Close, Farnborough

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£1,650 PCM

Date Available: 16th May 2024

Deposit: £1,903

Unfurnished

- Council tax band D
- Deposit - £1,903
- EPC rating C - 73
- Quiet residential area
- Off road parking
- Private rear garden
- Garage
- Two double bedrooms with storage

ALL VIEWING SLOTS NOW FULLY BOOKED - Contact Martin & Co to be added onto our cancellations list.

Martin & Co are pleased to bring to the market this unfurnished, three bedroom, one bathroom, semi-detached house situated in Farnborough.

At ground floor level, this property benefits from a large semi-open living/dining area, kitchen, and access out to the rear garden. There is also access to the garage via the rear garden or front driveway, where you will find parking for two cars.

At first floor level, this property benefits from two double bedrooms, both with double wardrobes, a single bedroom with a handy storage cupboard, an a bathroom.

Available date: 16th May 2024

Minimum household income for references - £49,500

Holding deposit (one weeks rent) - £380

Deposit - £1,903





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.