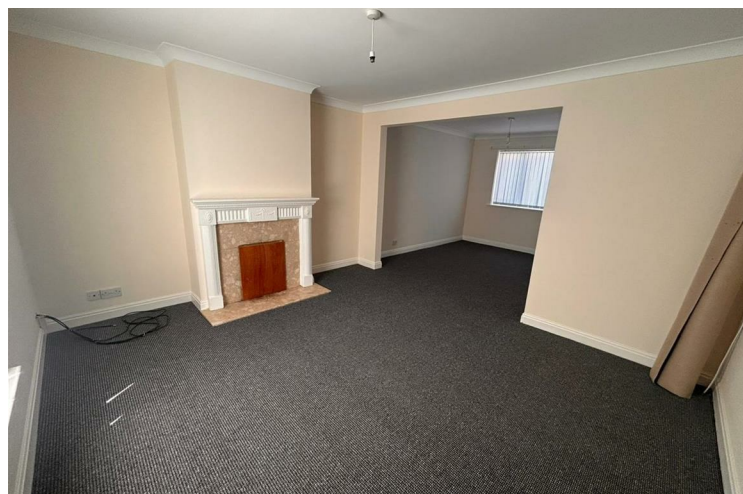


## 2 WESTGATE MANOR PATRINGTON

**£750 PCM**  
**BOND £750**

Frank Hill & Son are please to offer to the rental market spacious and comfortable 3-bedroom property featuring a lounge through dining room, kitchen, bathroom, and downstairs toilet. New carpets throughout, storage heaters, and freshly repainted. The property benefits from a private garden and convenient location in a friendly community.  
Available now!

  
**FRANK HILL & SON**  
*Lettings and Estate Agents*  
established 1924



- Full Double Gazing • Close to Local Amenities • Two Double Bedrooms • Long Living Room & Dining Room • £650 Bond • Off Street Parking • Village Location

### Entrance Hall

Welcoming entrance hall with new carpet and a storage heater for efficient heating. Includes handy under-stairs storage to maximize space and keep your home organized.

### Lounge - Dining Room

Step into a freshly updated living space designed for both relaxation and functionality. The room features brand new gray carpeting, offering a modern, neutral base that complements any decor style. A charming fireplace adds warmth and character, creating a cozy focal point for the room.

Equipped with a storage heater, this space ensures efficient comfort throughout the seasons. Stay connected and entertained with a convenient TV point, while two double plug sockets provide easy access for electronics and lighting.

The room is well-lit by two central light points, making it bright and welcoming, whether it's for everyday living or hosting guests.

### Kitchen

Bright, functional, and ready to use, the kitchen is fitted with a range of white kitchen units offering ample storage and a clean, modern look. There is dedicated space for a cooker, fridge freezer, and washing machine, making it a well-equipped hub for daily living.

The layout includes three double and two single plug sockets, providing flexibility for all your kitchen appliances. A brand new lino floor ensures durability and easy maintenance, while the stainless steel single sink adds a sleek, practical touch.

### Downstairs Toilet

A convenient and neatly presented space, the downstairs toilet includes a toilet and sink, ideal for guests or everyday use. The room features brand new lino flooring for easy cleaning and a modern

look, along with an extractor fan to ensure good ventilation and freshness.

### Landing

The landing area features a new carpet, creating a seamless flow between rooms while adding comfort underfoot. A single plug socket offers convenient access for lighting or charging, making this space both practical and well-finished.

### Bedroom One

Spacious and thoughtfully designed, this L-shaped master bedroom offers flexibility in layout and style. It features newly fitted carpets for a soft, modern finish, creating a calm and inviting retreat.

A storage heater ensures year-round comfort, while four single plug sockets provide ample power access for lighting, charging, or electronic setups. Whether you're furnishing with a king-size bed, a dressing area, or a home workspace, this room adapts beautifully to your lifestyle.

### Bedroom Two

Bright and freshly updated, the second bedroom features a brand new carpet, bringing a fresh, clean feel to the space. Ideal as a guest room, office, or additional bedroom, it includes two single plug sockets for convenience, along with a telephone point, perfect for setting up a workspace or home office.

Comfortable and adaptable, this room is ready to meet a variety of needs.

### Bedroom Three

A cosy and practical space ideal for a child's room, home office, or guest bedroom. The room features comfortable new carpeting throughout, adding warmth and quiet underfoot. A storage heater





provides efficient warmth during cooler months, while two single plug sockets offer convenient access for electrical needs.

VIEWING- STRICTLY BY APPOINTMENT ONLY

Compact yet functional, this room is a versatile addition to the home.

**Bathroom**

A clean and functional space designed with everyday comfort in mind. The bathroom features a full-size bath complete with a tap and shower head for flexible bathing options. Partially tiled walls add a practical and stylish touch, while lino flooring ensures easy maintenance.

A single window allows for natural light and ventilation, complemented by an extractor fan for added airflow. The room is fitted with a toilet and sink, offering all essential amenities in a well-organized layout.

**Additional Information**

COUNCIL TAX/BUSINESS RATES

Band - B

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D

**SERVICES**

Mains Water, Electricity & Drainage are believed to be connected.

**MISDESCRIPTIONS/MEASUREMENTS**

The measurements used in these Particulars are for Guidance Only.  
The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.





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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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