

Tim Martin
— .co.uk



**3 High Street Court
Comber
BT23 5QE**

**Rent
£900 Per Month**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

This beautifully presented semi detached home is ideally located off High Street within walking distance of Comber Square.

The lounge is open to the dining room which in turn leads to a sun room over looking the rear gardens. The ground floor is completed by a modern fitted kitchen. Three bedrooms and shower room complete the accommodation.

The enclosed, easily maintained rear gardens benefit from two garden sheds and raised decking areas, ideal for summer barbecues.

Comber village boasts local boutiques, coffee shops, restaurants, and an excellent choice of primary and secondary schools, whilst remaining in close proximity to Newtownards, Dundonald, Ulster Hospital and Belfast city centre. Public transport is also within walking distance.

RENT: £900.00

RATES: Paid by Landlord

DEPOSIT: £900.00

- Beautifully Presented Semi-Detached Home
- Within Easy Walking Distance of Town Centre
- Lounge Open Plan to Dining Room
- Sun Room
- Modern Fitted Kitchen and Shower Room
- Gas Fired Central Heating
- Double Glazing
- Driveway Parking
- Enclosed Rear Garden

Entrance Hall

Lounge

13'3 x 12'5 (4.04m x 3.78m)

Wood laminate floor; built-in cupboard; open to:-

Dining Room

11'1 x 8'2 (3.38m x 2.49m)

Patio door through to:-

Sun Room

10'1 x 9'0 (3.07m x 2.74m)

Patio door to rear garden; ceramic tiled floor; LED spotlights;

Kitchen

11'2 x 8'5 (3.40m x 2.57m)

Good range of high and low level cupboards and drawers; formica worktops incorporating 1½ tub single drainer stainless steel sink unit with swan neck mixer tap; Hotpoint cooker with twin ovens and four ring ceramic hob;; stainless steel extractor fan with light over; integrated Hotpoint fridge / freezer; Integrated Hotpoint dishwasher; Indesit washing machine; ceramic tiled floor; part tiled walls; storage cupboard; door to rear garden;

Stairs to 1st Floor Landing

Access to roofspace via slingsby type ladder; laundry cupboard;

Shower Room

6'9 x 6'5 (2.06m x 1.96m)

White suite comprising quadrant tiled shower cubicle with Aqualisa thermostatically controlled shower unit; glass sliding doors and side panels; close coupled wc; vanity unit with wash hand basin and pillar mixer taps; cupboard under; illuminated mirror; tiled walls and floor; chrome wall mounted towel rail;

Bedroom 1

11'2 x 10'2 (3.40m x 3.10m)

Double built-in wardrobe with clothes rails and shelving; wood laminate flooring;

Bedroom 2

10'2 x 6'6 (into robes) (3.10m x 1.98m (into robes))

Three double built-in wardrobes with clothes rails and shelving; wood laminate flooring;

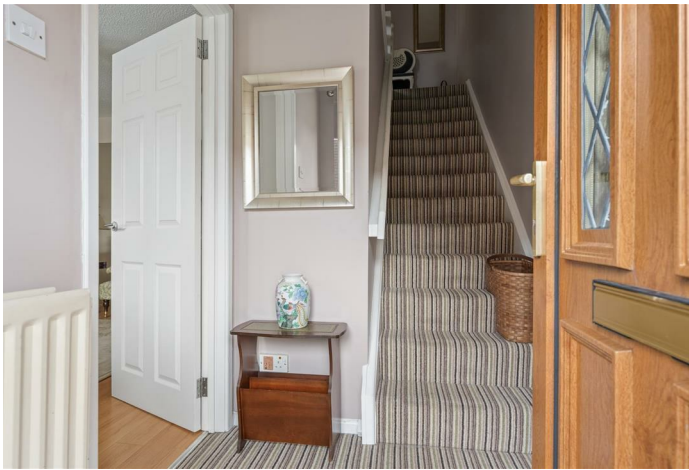
Bedroom 3

10'1 x 7'0 (3.07m x 2.13m)






Wood laminate flooring;

Gardens

Enclosed rear gardens laid out in flags and pink granite chips with two wooden decking areas; two garden sheds; brick pavia BBQ area; outside light and water tap;





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Northern Ireland	EU Directive 2002/91/EC

Comber ■
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.