



FRONT & BACK GARDENS

OFF ROAD PARKING

DOUBLE GLAZING THROUGHOUT

PATIO DOORS FROM KITCHEN TO GARDEN

GAS CENTRALLY HEATED

CUL DE SAC



Deva Close
L33 4DH

Monthly Rental Of
£550

VESTIBULE

From Driveway/Front Garden, through white upvc front door into the porch. Cupboard housing gas and electricity meters.

LIVING ROOM

Enter through interior door, central ceiling light chrome bar fitting, front aspect double glazed window, laminate flooring, radiator, handy understairs storage, stairs to first floor.

KITCHEN DINER

Through door into Kitchen with laminate floor, central chrome bar ceiling light fitting, radiator, window over stainless steel sink with mixer tap, patio doors leading to Rear Garden, wood finish wall and base units with chrome bar handles, black contrasting work tops, boiler, stainless steel hood extractor, gas hob, electric oven. Very useful understairs storage / pantry. Space for dining table.

BATHROOM

From Landing, through to Bathroom with white suite comprising low level, wc, sink with pedestal and bath with shower over and glass screen. Partly tiled walls, wooden laminate effect vinyl.

BEDROOM 1

Front aspect double glazed windows, central ceiling light fitting, radiator, carpet fitted, storage.

BEDROOM 2

2 x rear aspect double glazed windows overlooking garden, radiator, light fitting, carpet fitted.

LANDING

With access to both bedrooms and bathroom, complete with window mid level up the stairs and two door storage.



This is a lovely 2 bedroom home that would suit a professional who needs working from home space, a couple or growing family. The semi detached house is situated at the start of a cul de sac and has a driveway, along with gardens to the front and back. The property is fully double glazed and centrally heated throughout. Inside the house, you will enter into a vestibule then through an interior door to the lounge with stairs to the first floor. Beyond the lounge you will find the kitchen diner with fitted units and doors out to the patio and rear garden. On the first floor landing you will find both bedrooms separated by the family bathroom. Please check out our video and get in touch with the lettings team at Homelets to find out more!

Energy performance certificate (EPC)

6, Deva Close LIVERPOOL L33 4DH		Energy rating C
Valid until 30 April 2025	Certificate number 8575-7324-0080-4411-6926	

Property type

Semi-detached house

Total floor area

67 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)