

ANGEL LANE  
KERNOW, BR22 9DQ







# £3,000 PER MONTH

- STUNNING FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- ENTRANCE DINING HALL WITH VAULTED CEILING
- SUPERB FITTED KITCHEN/FAMILY ROOM ENJOYING VIEWS OVER THE REAR GARDEN
- UNDERFLOOR HEATING THROUGHOUT
- CONTROL 4 DIGITAL LIGHTING SYSTEM
- WIFI THROUGHOUT THE PROPERTY
- CCTV OUTSIDE
- OPEN VIEWS TO THE REAR

## AMPLE OFF ROAD PARKING

This superb 4/5 bedroom family home has under floor heating throughout, operated from a central under floor pump with individual controls for each room.

The Control 4 Lighting system offers digital light switches which can be controlled via mobile phone.

In addition there is a Wifi system throughout the house and externally there is a CCTV system which can be operated via mobile. There is also a wired Ring Doorbell.

Showers are all digital twin head Mira units.

The house is fitted with a water treatment plant. There is no gas to the property.





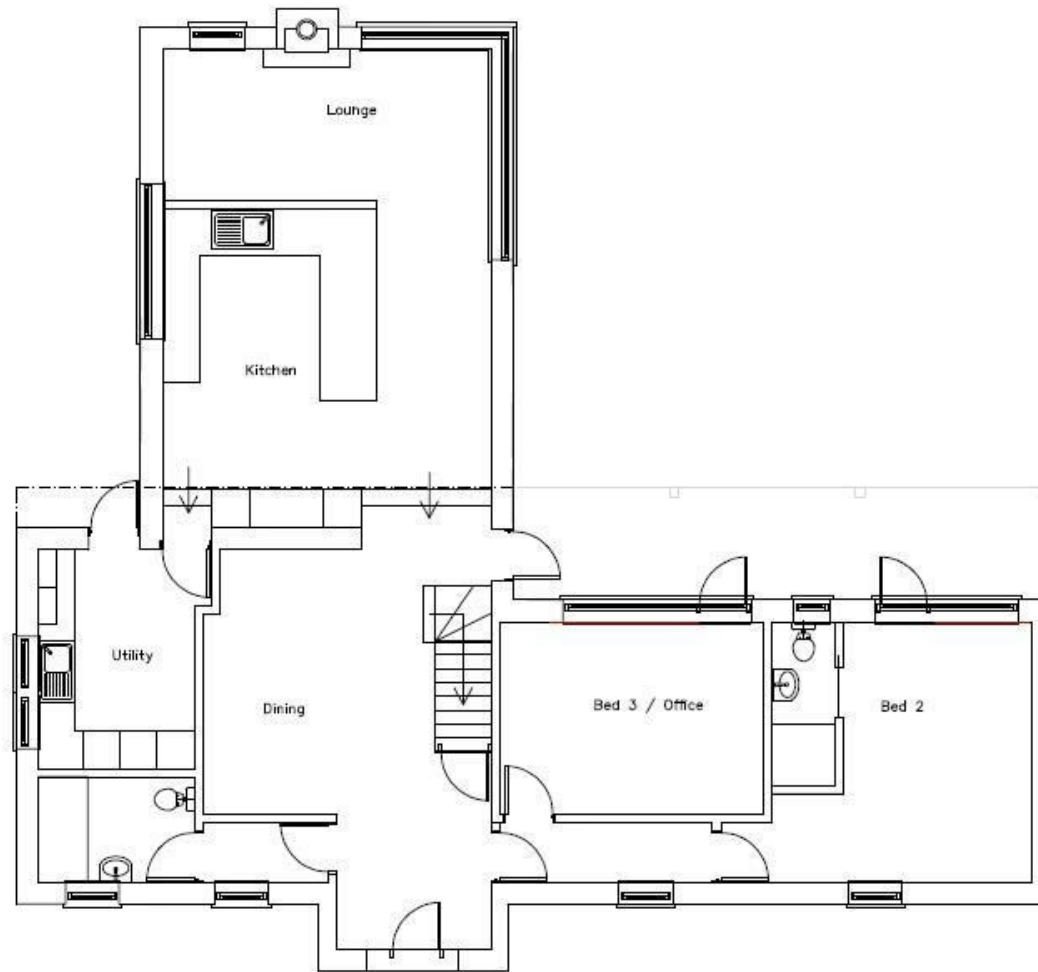












GROUND FLOOR PLAN

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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