



**45 The Coppice
Yiewsley, UB7 8DX
£675**

Deposit required £675

**Available date 30th April
2024**

Double room.
BILLS INCLUDED.

Double furnished room to rent in a 6 bedroom shared house, First floor bedroom with double bed, wardrobe, chest of drawers, the property benefits from a communal fitted kitchen, conservatory/living area and a shared shower room on the first floor. The property has gas central heating and double glazed windows, outside there is communal gardens and parking available. The property is located with good access to West Drayton Station and Stockley Park.

Bills included
Single occupants only.
EPC 'D'
Council tax band 'D'



Energy Efficiency Rating		Current	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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		