



Trafalgar Cottages,  
Chart Sutton ME17 3RB  
£1,380 PCM

COLES  
TOWN & COUNTRY  
VALUERS · LETTINGS & ESTATE AGENTS

A splendid 3 bedroom charming cottage in a sought after village location. Stunning living room, ground floor bathroom and well equipped kitchen/diner. Along with cosy bedrooms, the property enjoys an elevated position with far reaching views of the surrounding countryside from the first floor. Private garden.

\*Please note the marketing photos used are prior to the current tenant occupying the property.



**Additional Information:**

One allocated off road parking space  
Double Glazing  
Gas Central Heating  
Council Tax Band D  
Shared septic tank for wastewater

\* Please note the garden, garage and swimming pool past the fencing for the Cottages is retained by the landlord. 1 Trafalgar Cottages has the main electric supply to the garage, however there is a separate meter and therefore the units used by the landlord would be calculated monthly and refunded back to the occupier of No 1. When a new tenant moves in we would need to see the electricity bill in order to calculate the pence per kWh.

**Terms for Holding Fee**

**Holding Deposit Information**

A holding deposit equivalent to one week's rent is required to reserve this property while referencing checks are carried out and the tenancy agreement is prepared.

The holding deposit is calculated as follows:

Monthly rent × 12 ÷ 52

If the application is successful and the tenancy proceeds, the holding deposit will be deducted from the first month's rent and applied on the day the tenancy agreement is signed and keys are collected.

The holding deposit will be refunded in full if the landlord or Coles Group withdraws from the proposed tenancy.

Coles Group may retain the holding deposit if the applicant:

- Provides false or misleading information
- Fails a Right to Rent check
- Withdraws from the property
- Fails to take all reasonable steps to enter into the tenancy agreement

Once a holding deposit has been paid, the landlord and applicant will normally have 15 days to enter into a tenancy agreement (known as the deadline for agreement), unless otherwise agreed in writing.

The holding deposit is protected through Coles Group's Client Money Protection membership.

Further details will be provided during the application process.







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 	

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## Location Map

