



Trafalgar Cottages,  
Chart Sutton ME17 3RB  
£1,400 PCM

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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.



**References:**

Applicants who will be sharing, those with pets or those who smoke will not be considered for this property.

A refundable holding deposit is payable upon acceptance of your application. All income must be evidenced by documents. Applicants cannot be considered without the above income requirement also being met.

All applicants are expected to have a clean credit score and a positive landlord reference if they are currently in rented accommodation.

Applicants will be asked to produce a government-issued photographic ID as well as a recent proof of address such as a utility bill, a council tax bill or a letter from your employer, but not a bank statement or a mobile phone bill. We would ask for your cooperation in order that there will be no delay in agreeing on the let (subject to references and subject to contract).

**Additional Information:**

One allocated off road parking space

Double Glazing

Gas Central Heating

Council Tax Band D

One allocated parking space


Shared septic tank for wastewater









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		
England & Wales		EU Directive 2002/91/EC 

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## Location Map

