

CLUBLEYS



27, Thorndale Croft,
Wetwang, YO25 9XZ
TO LET £895 Per Month



AVAILABLE NOW

A spacious 3 Bedroom detached property in the popular village of Wetwang. Situated on a large plot, with detached garage and store.

Holding Deposit £205

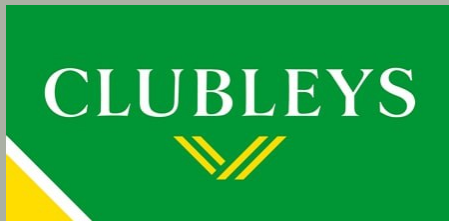
Deposit £1030

Council Tax Band "B"

EPC "D"

RENT £895 Per Month | DEPOSIT £1,030 | AVAILABLE FROM 21st
November 2025

BAND: B



ENTRANCE HALL

UPVC door, radiator and linoleum flooring

LIVING ROOM

3.56 x 4.14 (11'8" x 13'6")

UPVC window to front of the property, 2 x radiators and fitted carpet

DINING AREA

3.04 x 2.3 (9'11" x 7'6")

UPVC window to rear of the property, radiator and fitted carpet

FITTED KITCHEN

2.12 x 2.93 (6'11" x 9'7")

Fitted with a range of wall & base units. Electric oven with electric hob, extractor, stainless steel sink and taps. There is a walk in pantry with fridge

HALL STAIRS AND LANDING

Airing cupboard

BEDROOM 1

3.63 x 2.6 (11'10" x 8'6")

UPVC Window to the front of the property, fitted carpet, radiator and fitted wardrobes

BEDROOM 2

2.36 x 3.46 (7'8" x 11'4")

UPVC Window to the rear of the property, fitted carpet, radiator

BEDROOM 3

2.22 x 1.84 (7'3" x 6'0")

UPVC Window to the rear of the property, fitted carpet, radiator

BATHROOM

1.77 x 1.8 (5'9" x 5'10")

Bath with shower over & glass shower screen, wc, pedestal hand basin, radiator and linoleum flooring. UPVC privacy glass to the front of the property

DETACHED GARAGE

with electricity and plumbing for washing machine
There is an additional store at the rear of the garage with electricity also

REAR GARDEN

Fenced boundary with patio and lawed area.
There is a brick built BBQ and metal garden shed

ADDITIONAL INFORMATION

DEPOSIT PROTECTION SCHEME

A deposit will be required, the amount is stated in the main property description.

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0330 303 0030

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



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 		

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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