

CLUBLEYS



Frans Cottage,
Millington, YO42 1TX
TO LET £950 Per Month



****ALL BILLS INCLUDED****

Located in the heart of the popular village of Millington, a 2 bedroomed cottage with all utility bill included in the monthly rental price (also Broadband and TV license)

Holding deposit £215

Deposit £1095

EPC "D"

RENT £950 Per Month | DEPOSIT £1,095 | AVAILABLE FROM 5th
December 2025

BAND:



OPEN PLAN LIVING/KITCHEN AREA

5.74 x 3.95 (18'9" x 12'11")

UPVC windows to front, side and back of property. Fireplace with Log Burner. Range of fitted wall and base kitchen units with oven, hob, extractor, microwave, fridge and washing machine. Radiator and tiled flooring.

SIDE ENTRANCE

UPVC Door to side of the property and Linoleum flooring.

BATHROOM

Fitted with a white suite, comprising w.c, handbasin and shower unit. 2 UPVC windows to each side, radiator and extractor fan. Linoleum flooring

STAIRS/LANDING

carpeted, leading to:-

BEDROOM 1

4.02 x 3.38 (13'2" x 11'1")

UPVC window to front of the property, radiator and fitted carpet. Furniture includes:- bed, 2 x bedside cabinets, dressing table and mirror, ottoman and wardrobe

BEDROOM 2

2.98 x 2.34 (9'9" x 7'8")

UPVC window to rear of the property, radiator and fitted carpet. Furniture includes:- Bed, bedside cabinet and dressing table.

REAR GARDEN

Patio area with established flower beds.

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.

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

ADDITIONAL INFORMATION

ALL BILLS INCLUDED

Electricity, Oil, Water, Council Tax, Broadband & TV License all included in monthly rental

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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The Deposit Protection Service
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Bridgewater Road
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BS99 6AA
Tel: 0330 3030030

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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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