







ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Porch with door leading to:

Entrance Hallway

Living/Dining Room

With feature fire place (fire disconnected) and stone surround. Wooden laminate flooring, upvc double glazed windows & upvc patio doors leading to;

Rear Garden

Enclosed rear garden mainly laid to lawn with patio area and raised patio to the rear. Wooden shed.

Kitchen

Galley style kitchen with a range of base and wall units. 11/2 sink with drainer, Freestanding fridge freezer, dishwasher, fitted four ring gas hob with extractor over, oven & grill underneath and walk-in pantry. With door leading to;

Study

With upvc double glazed window, built in cupboard.

Cloakrooom

With WC, hand wash basin and Gas boiler.

Laundry Room

With washer dryer, sink and shelving. Door leading to Rear Garden and side gate.

FIRST FLOOR

Bedroom 1

With upvc double glazed window

Bedroom 2

With upvc double glazed window, built in wardrobe.

Bedroom 3

With double glazed window, built in wardrobes.

Family Bathroom

With frosted upvc double glazed window, bath with double shower over and glass shower screen. Hand wash basin with cupboard underneath. Wall mounted chrome towel rail.

Council Tax

Band A - £1,540.80 (April 2023 - March 2024 financial year)

Permitted Payments

As part of our application process a Holding Deposit £276.92 (equivalent of 1 weeks rent) to reserve a property. Please Note: The Holding Deposit will be repaid if the tenancy has been entered into, The landlord decides to withdraw before the expiry of the deadline, The landlord and tenant fails to agree into a tenancy agreement within the deadline.

Security deposit (per tenancy, rent under £50,000 per year). Equivalent to five weeks rent: This covers damages or defaults on the part of the tenant during the tenancy

Unpaid rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost key(s) or other security device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new locks and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour for the time taken replacing lost key(s) or other security device(s).

Variation of contract (tenant's request) £50 per agreed variation: To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of sharer (tenant's request) £50 per replacement tenant or any reasonable costs incurred if higher: To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early termination (tenant's request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Viewing

Strictly by appointment through the agent Chase Buchanan

Agent notes

Regret no sharers or smokers.

