



Santa Monica Grove, Idle, **£995 Per Calendar Month**

****** IMMACULATE TWO BEDROOM TRUE BUNGALOW WITH GARDEN DRIVE AND GARAGE ******

Occupying one of the most sought after cul-de-sacs in Idle is this IMMACULATE two bedroom detached bungalow close to local amenities ,school and supermarkets .

The property briefly comprises ; Entrance hall, kitchen, spacious lounge ,2 bedrooms and a house bathroom with shower over the bath . Externally there is a enclosed rear garden and open plan front garden with a drive leading to garage .

The garden maintenance is included in the rent .

The property further benefits from gas central heating, upvc double glazing .

Council Tax Band D.

SORRY NO PETS or SMOKERS

******VIEW IMMEDIATELY******



Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	Current	Potential	(92 plus) A	Current	Potential
(81-91) B		89	(81-91) B		
(69-80) C	68		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

