



## Hart Moor Cottage

Hart TS27 3BQ

£900 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Hart Moor Cottage

Hart TS27 3BQ



x 3



x 1



x 1

\*NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY\*

Welcome to Hart Moor Cottage, a charming semi-detached house nestled on outskirts of the picturesque village of Hart. This delightful property boasts a newly refurbished interior, offering a perfect blend of modern comfort and traditional charm.

One of the highlights of this property is its rural location, providing a peaceful and tranquil setting with open views surrounding the cottage but for those who need to commute, the property benefits from good road links via the A19.

The spacious floor plan comprises of an entrance porch, open plan kitchen and dining room which is perfect for modern living, a rear lobby with access to the rear garden and a double aspect living room with feature fireplace. To the first floor there are two double bedrooms, further well proportioned single bedroom and a bathroom/WC. Externally there are gardens to the side and rear, as well as off street parking.

## GROUND FLOOR

### Entrance Porch

With double glazed windows and internal door to the kitchen.

### Open Plan Kitchen and Dining Room

19'2" x 14'0" (5.86 x 4.27)

An open plan kitchen and dining room with double glazed windows to the front and rear, laminate flooring, understairs cupboard, recessed spot lighting and two radiators.

The kitchen is fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in oven and hob, plumbing for a washing machine and fridge/freezer space.

### Rear Lobby

With patio doors to the rear garden and stairs leading to the first floor.

### Living Room

21'7" x 10'10" (6.60 x 3.31)

Spacious reception room with double glazed windows to the front and rear, a feature fireplace housing a stove and radiator.

## FIRST FLOOR

### Landing

With a double glazed window and access to the loft.

### Bedroom One

12'2" x 10'8" (3.72 x 3.27)

Double bedroom with double glazed windows to the rear and side, a storage cupboard and radiator.

### Bedroom Two

11'2" x 10'10" (3.41 x 3.32)

Double bedroom with double glazed window to the rear, a storage cupboard and radiator.

### Bedroom Three

7'10" x 7'10" (2.39 x 2.39)

Further well proportioned bedroom with a double glazed window and radiator.

### Bathroom/WC

7'8" x 6'10" (2.35 x 2.10)

Comprising of a bath with mixer shower over, pedestal wash basin, WC, tiled splashbacks, radiator, extractor fan, recessed spot lighting, a storage cupboard housing the combi gas central heating boiler and two double glazed opaque windows to the front.

### EXTERNAL

There are lawned gardens to the side and rear of the property.

### AGENTS NOTE

Please note, the photos, measurements and floor plan used are of the adjoining property which is very similar and finished to the same standard. Updated photos will be updated as soon as possible.

### Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.

2. You fail a Right to Rent check and are not eligible to reside in the UK.

3. You withdraw your application.

4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

### Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

### Deposit - Rent Without A Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

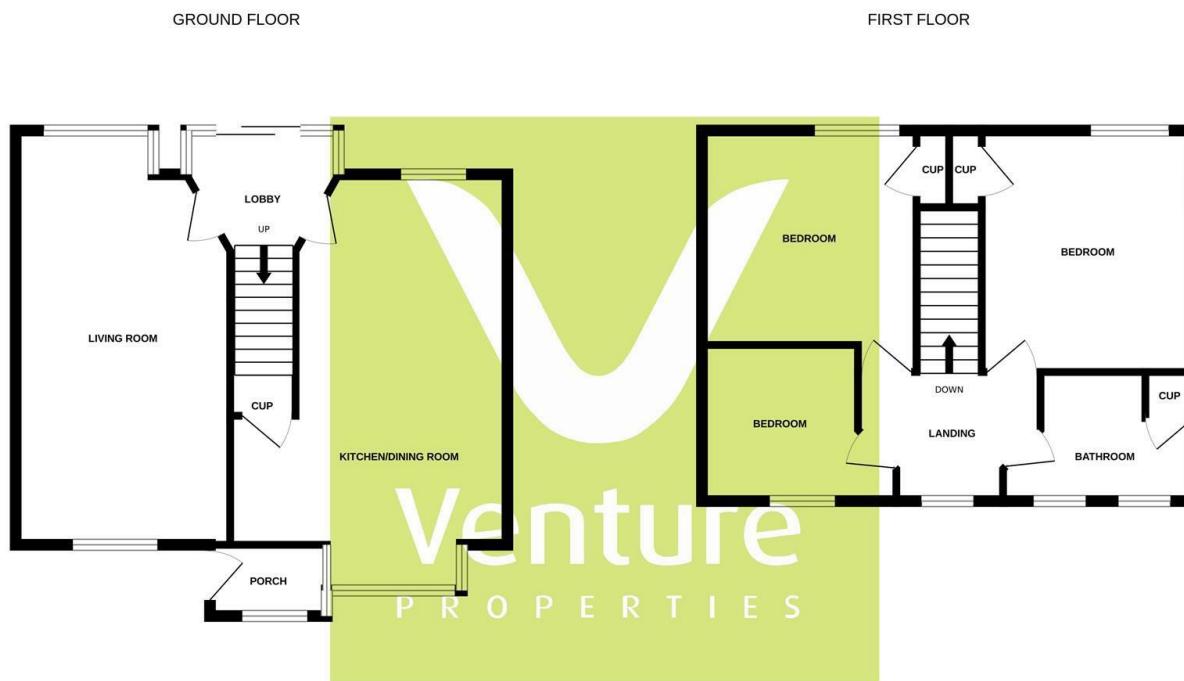
Using Deposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Deposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

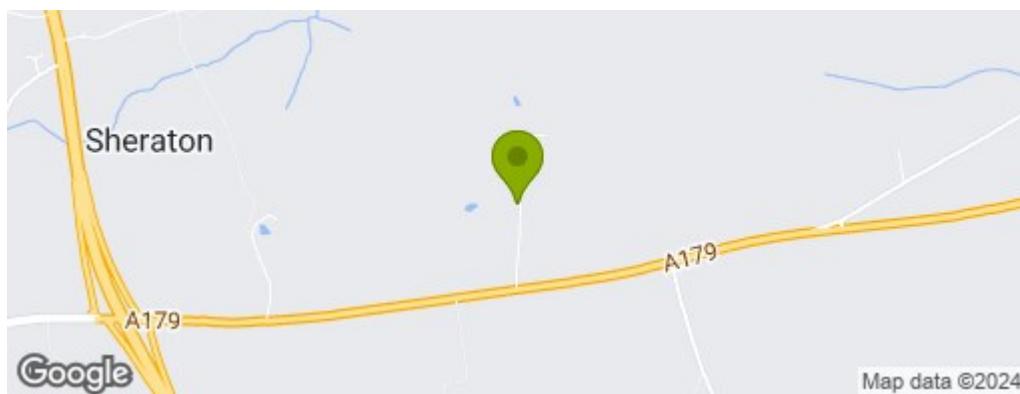
This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

EPC RATING - E COUNCIL TAX BAND - B UNFURNISHED

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