

Tathams Orchard, Southwell , Nottinghamshire NG25 0FL

£1,100 PCM



This quietly situated detached home stands within this well regarded development close to Southwell's town centre and amenities. The layout offers hall, dual aspect lounge, recently fitted dining kitchen, ground floor cloakroom, galleried landing and three bedrooms one with en suite, and family bathroom. The house stands on an excellent corner plot with a delightful landscaped garden and has a single garage and a side drive.



DIRECTIONAL NOTE

Proceed from our Southwell office along Halam Road turning right onto Humberstone Road and take the left onto Tatham's Orchard where the property can be found on the right hand side.

GROUND FLOOR

Part glazed door leads to;

HALL

Coved ceiling, downlighters, telephone point, understairs storage cupboard, radiator, stairs off

CLOAKROOM

Low flush WC, wash hand basin, radiator, double glazed frosted window

LOUNGE

Contemporary fireplace with stone effect surround, pebble effect gas fire and marble effect inset and hearth, coved ceiling, TV point, two radiators, double glazed windows to the front and side

DINING KITCHEN

Range of wall and base units, laminate worksurfaces, one and a half bowl stainless steel sink unit with mixer tap, integrated fan oven with gas hob and extractor hood over, fridge/freezer, dishwasher, washing machine, downlighters, radiator, double glazed window



DINING AREA

Radiator, telephone point, French doors to the garden

FIRST FLOOR

Staircase leads to;

BEDROOM ONE

Built-in double wardrobe, coved ceiling, TV and telephone points, radiator, double glazed window to the side

EN SUITE SHOWER ROOM

Suite comprising shower in double tiled enclosure, low flush WC, wash hand basin, part tiled walls, shaver point, downlighters, frosted double glazed window

BEDROOM TWO

Radiator, double glazed window to the front

BEDROOM THREE

Radiator, double glazed window to the side

BATHROOM

White suite comprising panelled bath with shower

over, low flush WC, wash hand basin, part tiled walls, radiator, downlighters, shaver point, frosted double glazed window

OUTSIDE

The property occupies a corner plot with a landscaped garden. Single garage and side driveway for off road parking.

COUNCIL TAX

Newark & Sherwood Council Tax Band D

ENERGY PERFORMANCE GRAPHS

Energy Performance Certificate Commissioned. Full details to follow.

MEASUREMENTS

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.

ABOUT GASCOINES

At Gascoines Estate Agents in Southwell traditional values such as quality of service, local knowledge and professionalism still remain at the core of the firm's values. We pride ourselves on providing a high quality personal service to all our clients and customers, whether you are looking to Rent or Sell, Buy or Let we are here to help you from start to finish.

Gascoines have successfully dealt with all aspects of property since 1954, and have continued to succeed in the property industry regardless of the condition of the housing market. This success is due to our commitment, drive, knowledge and most of all our experience.

We offer full comprehensive marketing strategy, with colour brochures, floor plans, local paper advertising,

and world wide exposure on the best property websites available. Our fees are competitive with no hidden extras and we only refer business such as Financial Services and Conveyancing to companies of a similar calibre to ourselves.

Should you wish to view this property or you to have a valuation of your own property, whether it is for sale or rent then please do not hesitate to contact us at Gascoines Estate Agents, 1 Church Street, Southwell, Nottinghamshire, NG25 1HQ Tel. 01636 813245 e-mail southwell@gascoines.co

BOND.

The bond is the equivalent to 5 weeks rent where the annual rent doesn't exceed £50,000. If the annual rental income is above £50,000, then the deposit will be 6 weeks rent

PETS

Where pets are allowed the rent will be an additional £10 per calendar month per pet
Pets must be agreed before the start of the tenancy

HOLDING FEE

We will require a holding deposit, equivalent to 1 week's rent and subject to statutory legislation on the repayment of this should the tenancy not go ahead. Briefly, this is proposed to be:

1. The landlord has 15 days to make a decision once a holding deposit is taken.
2. If the tenancy does not go ahead then the money must be repaid in full within 7 days of the deadline being reached or the landlord backing out.
3. Repayment does not need to be in full if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to

provide it within the 15 days.

4. If the tenancy does go ahead, the holding deposit must be returned within 7 days of agreement, unless it is converted into part payment of the actual deposit or used towards the initial rent payment

JOINT TENANTS

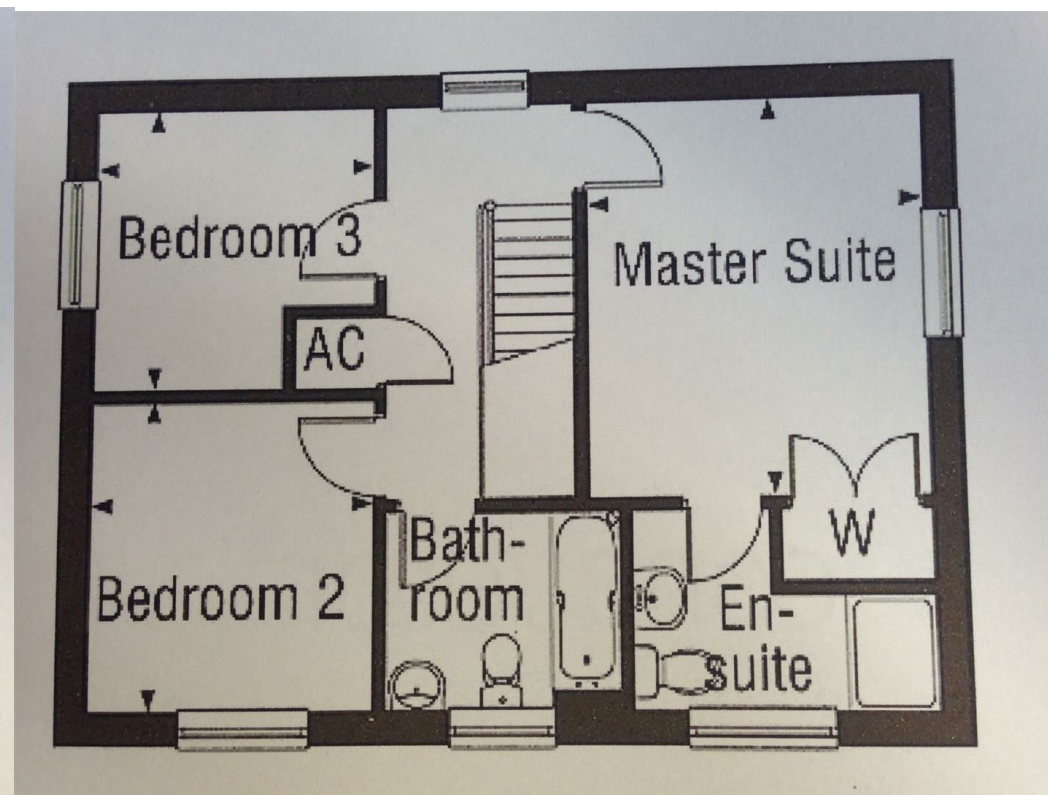
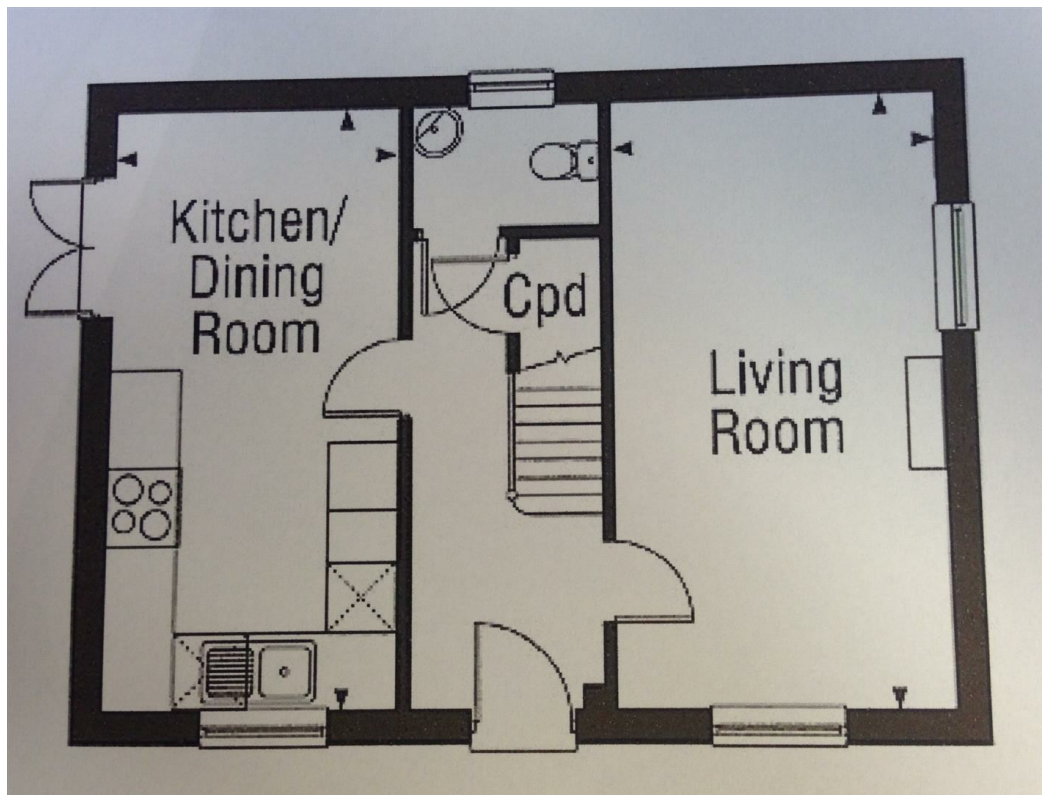
Where a tenancy is to be taken by two or more persons each of those persons are responsible individually for the performance of all the terms of the Tenancy Agreement. Applications will be needed from all intended adult occupiers.

VIEWING

By appointment with the Letting Agents on 01636 813245.

PROPERTY

A comprehensive residential estate management service is available from Gascoines. Landlords and Tenants should ask for more information on 01636 813245.



Floor Plan - Not to scale for illustration purposes only

Sales

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