



TO LET

Swains Lane, Flackwell Heath
£1,795 pcm + security deposit

Beautifully presented three bedroom house in village centre

- Spacious semi detached house
- 3 bedrooms
- 3 reception rooms
- 2 Bathrooms
- Pleasant rear garden
- Energy Rating : D
- Council Tax Band D
- Unfurnished
- Shower
- Gas Central Heating



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security deposit

Swains Lane,
Flackwell Heath,
Bucks
HP10 9BN

>> Key Features

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- 3 reception rooms
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- Council Tax Band D
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- Shower
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We are proud to bring to the market this very well presented three bedroom semi detached house close to the heart of Flackwell Heath village. Accommodation comprises reception room, front sitting room with feature fireplace, beautifully appointed kitchen/dining room with bi-fold doors to easily maintained rear garden, utility room, downstairs bathroom, upstairs to master bedroom with feature fireplace and stained glass window transoms, further double bedroom, single bedroom and shower room. Gas central heating. Double glazing. Council tax band D (Buckinghamshire County Council). Energy efficiency rating grade D. Available early July 2024 on an unfurnished basis. SORRY STRICTLY NO PETS. There is no allocated parking with this property. MINIMUM ONE YEAR TENANCY. MANAGED BY THE AGENT, A PROPERTYMARK MEMBER AGENT WITH FULL CLIENT MONEY PROTECTION.

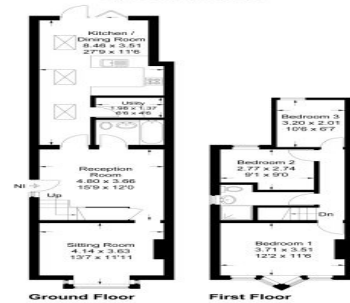
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.





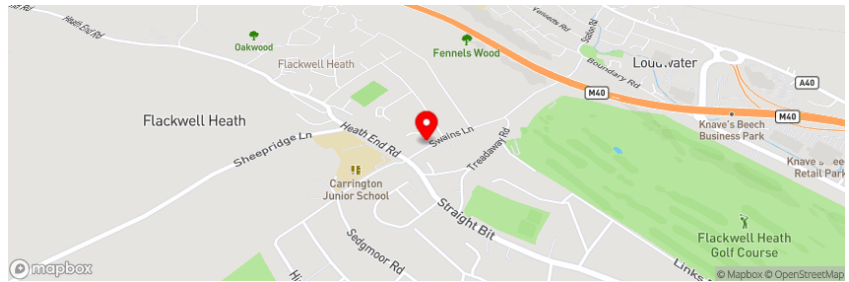
9 Swains Lane
 Approximate Gross Internal Area

Ground Floor = 83.2 sq m / 892 sq ft
 First Floor = 37.9 sq m / 408 sq ft
 Total = 121.1 sq m / 1300 sq ft



This plan is for general guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. All floor coverings are shown in their original state. Please check all dimensions, weights and measures before purchase. © CJ Property Marketing Ltd Produced for Robertsons

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Our Fees

1) Lost keys and/or other security devices - 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 lock 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 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.