



£1,025 PCM
LILY COTTAGE, THE DIGGINGS, ST HELENS, PO33 1UW



SO CONVENIENT FOR AMENITIES AND BEACHES!

Close to village amenities, eateries and an pleasant walk down to the harbour and beaches, this unfurnished **SEMI-DETACHED HOUSE** is certainly worth a visit! **NEWLY DECORATED** throughout, the accommodation comprises a sitting room, separate fitted kitchen plus 3 **BEDROOMS** and a first floor bathroom. Benefits include downstairs w.c. gas central heating, double glazing, a good sized, easy to maintain **REAR GARDEN** plus off road **PARKING**.

Available: NOW * Deposit: £1180 * EPC: C * Council Tax Band: C

ACCOMMODATION:

Part glazed entrance door to:

HALLWAY:

Newly painted walls and woodwork. Wood laminate flooring. Stairs to first floor with cupboards x 2 beneath. Radiator. Doors to:

CLOAKROOM/WC: 2.59m x 0.89m (8'06" x 2'11")

Comprising suite of low level w.c. and wash hand basin. Radiator. Window to side.

KITCHEN: 2.39m x 3.53m (7'10" x 11'07")

Comprising range of wood fronted wall and base units with work surface incorporating 1.5 bowl sink unit. Space and plumbing for washing machine, dishwasher and fridge/freezer. Laminate flooring. Radiator. Window to front.

SITTING ROOM: 4.27m x 3.51m (14'0" x 11'06")

Large sitting room with feature fireplace. Laminate flooring. Radiator. Television/sky and telephone points. Window and patio door leading to the garden.

LANDING:

Doors to:

BEDROOM 1: 3.28m x 2.97m (10'09" x 9'09")

Double bedroom window to front. Fitted wardrobe. Radiator. Television and sky point.

BEDROOM 2: 3.35m x 2.31m (11'00" x 7'07")

A good sized second bedroom with window to rear. Radiator.

BEDROOM 3: 2.39m x 1.78m widening to 3.35m (7'10" x 5'10" widening to 11')

Single bedroom with window and radiator.

BATHROOM: 1.60m x 2.29m (5'03" x 7'06")

Cream coloured suite comprising bath with shower over, wash basin and w.c. Grey laminate effect vinyl to floor. Radiator. Window to side.

GARDEN:

Good sized east facing rear garden with artificial grass and patio. Gated side access. Outside socket and tap.

DRIVEWAY:

Parking for 2 cars.

TENANTS PERMITTED FEES:

LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

As well as paying the rent, tenants may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

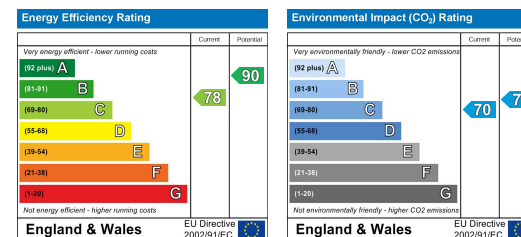
Deposit: Equivalent to 5 weeks' rent (as above)

Any changes to the tenancy agreement at tenants request, to include adding pet: £50 per change; Key replacement if lost

Tenant's request for the early termination: 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.

During the tenancy (payable to the provider) if permitted and applicable

Utilities: gas, electricity, water; communications (telephone and broadband); Council Tax



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