



Trafalgar Cottages,
Chart Sutton ME17 3RB
£1,400 PCM

COLES
TOWN & COUNTRY
VALUERS · LETTINGS & ESTATE AGENTS

A splendid 3 bedroom charming cottage in a sought after village location. Stunning living room, ground floor bathroom and well equipped kitchen/diner. Along with cosy bedrooms, the property enjoys an elevated position with far reaching views of the surrounding countryside from the first floor. Private garden.

*Please note the marketing photos used are prior to the current tenant occupying the property.



Additional Information:

One allocated off road parking space
Double Glazing
Gas Central Heating
Council Tax Band D
One allocated parking space
Shared septic tank for wastewater

Terms for Holding Fee

Holding Deposit Information

A holding deposit equivalent to one week's rent is required to reserve this property while referencing checks are carried out and the tenancy agreement is prepared.

The holding deposit is calculated as follows:

Monthly rent $\times 12 \div 52$

If the application is successful and the tenancy proceeds, the holding deposit will be deducted from the first month's rent and applied on the day the tenancy agreement is signed and keys are collected.

The holding deposit will be refunded in full if the landlord or Coles Group withdraws from the proposed tenancy.

Coles Group may retain the holding deposit if the applicant:

Provides false or misleading information

Fails a Right to Rent check

Withdraws from the property

Fails to take all reasonable steps to enter into the tenancy agreement

Once a holding deposit has been paid, the landlord and applicant will normally have 15 days to enter into a tenancy agreement (known as the deadline for agreement), unless otherwise agreed in writing.

The holding deposit is protected through Coles Group's Client Money Protection membership.

Further details will be provided during the application process.

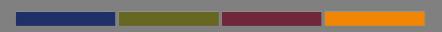






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 01622 763322
enquiries@thecolesgroup.co.uk

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Location Map

