







Spacious bedroom within a shared house

Included

- The rent includes the gas, electric, water, council tax, television and internet bills
- o Holding Deposit £159.95
- Security Deposit £801.92
- Tenancy Term from 6 months
- o EPC Rating C

С

o Council Tax Band - included

## What will it cost to rent this property?

When you submit a completed application form, we will discuss the details with the Landlord. If the Landlord is happy to proceed you will be required to pay:

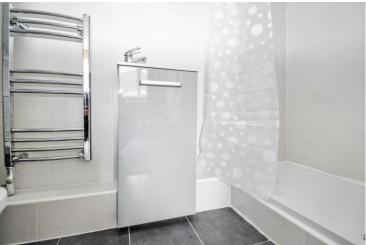
1. <u>Holding deposit</u>, equivalent to 1 week's rent. This will reserve the property.

Once references are complete, you will be asked to pay:

- 2. First month's rent
- 3. <u>Security deposit</u>, equivalent to 5 weeks' rent (for rents under £50,000 per year). This covers damages or defaults on the part of the tenant during the tenancy.









Mains water and drainage. Mains electric supply. Gas central heating. The cost of these are included within the monthly rent.

## Broadband

Fibre broadband is included in rent (fair usage)

## Mobile Phone Signal/Coverage

You will have limited coverage inside the property and likely to have coverage outside the property with a range of providers. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires.



Private lounge and shower room

Shared facilities include a modern kitchen with appliances

Shared use of conservatory and rear garden

Level access to town centre

## **Available From**

The property is available from approximately 26<sup>th</sup> September 2025.

The Landlord would consider a couple for a higher rental price.



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