

# MELBOURNE

## Sales & Lets



## North Street, Melbourne, DE73 8FZ

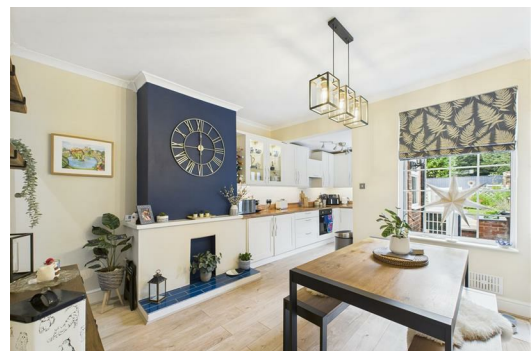
### £1,200 Per Calendar Month

A well-presented two-bedroom home offering a blend of character and modern living.

The ground floor comprises a spacious lounge with a log burner and fitted cupboards, with access to a cellar cupboard (blocked off) housing the fuse board and electric meter. Leading off is the open-plan kitchen/dining area, featuring a built-in fridge freezer, cooker, induction hob, washing machine, dishwasher, shelving, and a feature fireplace.

To the first floor, the landing gives access to two bedrooms. The main bedroom benefits from built-in cupboards, shelving, and a feature fireplace, while the second bedroom also includes storage space. The shower room is fitted with a waterfall shower, part-tiled walls, vanity unit, concealed toilet cistern, and heated towel rail.

Outside, the rear garden offers a mix of stone tiling, lawn, and a wood decking area, along with an outhouse utility room and bin store.



Council Tax: Your property is in Council Tax Band: B

Please note that a guarantor may be required in some circumstances.

Application Process

Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £276.92

This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

Payment Amount

Security deposit £1384.61

First month's rent £1200.00

Less holding deposit £ 276.92

Total payable £2307.69

If you have any questions, please do not hesitate to contact us.

Disclaimer: These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Prospective tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.

