



## Dunnock Drive, Sunnyside

We welcome to the rental market this spacious three bedroom semi detached house with garage and large Conservatory, which would be an ideal rental for a family or couple looking to be close to schools and local amenities. The property comprises of entrance, lounge/dinning room, kitchen diner, three bedrooms and family bathroom. Externally to the front block paved drive way providing off road parking and to the rear a low maintenance garden paved patio area. Viewing Essential.

**£1,100 pcm**

## FRONT ENTRANCE

## HALLWAY



## SITTING ROOM



## DINNING ROOM



## KITCHEN



## ADDITIONAL KITCHEN



## ADDITIONAL DINER



## CONSERVATORY



## BATHROOM



## ADDITIONAL BATHROOM



## MAIN BEDROOM



## BEDROOM 2



### BEDROOM 3



### CREDIT & REFERENCE CHECKS

Please note that Suzanne Graham Estate Agents have an obligation to all of our landlords to credit and reference check each adult hoping to live in one of our rental properties.

The first criteria of the credit check refers to Annual Income and requires that the Tenant(s) (jointly) earn in excess of 31 times the rent.

Should this not be the case we are obligated to ask for a UK Guarantor whom would meet this criteria OR Six Months Rent In Advance.

### HOLDING DEPOSIT

If you wish to let one of our rental properties we will require a holding deposit equivalent to one weeks rent.

Should these application forms not be returned Suzanne Graham Estate Agents will be obliged to start re - marketing the property. The holding deposit is NON REFUNDABLE .

### DEPOSIT PROTECTION SCHEME

All deposits will be held by DPS (Deposit Protection Scheme).

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