

Mark
OLIVER

5 ST OSMUND ROAD, FERRING, BN12 5LA



£1,550

- Excellent Location
- Three Bedrooms
- Modern Fitted Kitchen
- Delightful Garden
- Semi Detached House
- Lounge & Dining Room
- Well Presented
- Parking & Garage

An opportunity TO RENT a well presented semi detached house in this highly sought after location. The property is situated just a short walk from the village centre shopping parade and the beach is approximately a 10 minute walk. The property features a good sized west aspect lounge, dining room, fitted kitchen, three bedrooms, modern family bathroom and a lovely secluded rear garden and patio. There is also a garage and ample parking.

FERRING
01903 503111

WORTHING
01903 212128

Sales and Lettings

www.oliverestateagency.com



ENTRANCE HALL

A bright and spacious entrance hall. Radiator. Wall mounted central heating thermostat. Understairs cupboard housing the electric meter. Stairs to first floor. Door to:



LOUNGE

13'0" x 10'3" (3.97 x 3.13)

Archway to:



DINING ROOM

10'10" x 8'11" (3.30 x 2.73)



KITCHEN

10'9" x 7'4" (3.28 x 2.23)



FIRST FLOOR LANDING

BEDROOM 1

13'0" x 9'11" (3.96 x 3.03)



BEDROOM 2

10'9" x 9'10" (3.28 x 2.99)



BEDROOM 3

9'9" max x 6'4" max (2.98 max x 1.94 max)



BATHROOM

7'0" max x 6'5" (2.14 max x 1.96)

Fitted with a white suite

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REAR GARDEN



FRONT GARDEN

PARKING & GARAGE

COUNCIL TAX C

INFORMATION

BEFORE THE TENANCY STARTS (PAYABLE TO THE AGENT)

1. Holding Deposit capped at 1 week when applicable.
2. Security Deposit capped at 5 weeks. Monthly rent x 12 /52 x 5 up to £50k annual rent. 6 weeks over £50k annual rent.
3. Rent due to the landlord. And thereafter when due.

DURING THE TENANCY (DEFAULT FEES PAYABLE TO THE AGENT)

- Payment of £65 plus vat to change or make a variation to the tenancy agreement.
 - Payment of interest for the late payment of rent at a rate of 3% after 14 days
 - Payment of £35 plus vat for the reasonably incurred costs for the loss of keys/security devices.
 - Payment of any unpaid rent or other reasonable costs associated with the tenant's early termination of the tenancy.
- Please note that early surrender will incur a higher fee to cover landlords costs.

DURING THE TENANCY PAID BY THE TENANT (PAYABLE TO THE UTILITY PROVIDER OR LANDLORD)



- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television license
- Council Tax

We may also charge for other permitted payments, not included above, under the relevant legislation, including contractual damages.

We are members of The Property Ombudsman and Client Money Protect.

DEPOSIT £1788.46



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 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. If you are local to us and have a property to sell we would be delighted to provide you with a free market appraisal and market valuation carried out personally by Mark Oliver. Please contact our office for an appointment at a time to suit you. In regard to leasehold properties we strongly advise buyers to check the length of leases prior to proceeding.