

**RUSH
WITT &
WILSON**



**The Rectory Church Lane, Ninfield, TN33 9JW
£1,795 Per Month**

A substantial detached house comprising of four/five bedrooms, entrance porch, large entrance hall, Kitchen with a separate utility room, dining room, a living room, a downstairs wc, a bathroom and wc upstairs. The property benefits from being newly decorated throughout with new carpets to the stairs and bedrooms. Parquet flooring to the downstairs hallway and reception rooms. The property has a large rear garden, driveway and garage. Viewing comes highly recommended by Rush, Witt & Wilson however, please note that the property is available for a short-term 12-month let only. EPC rating E, Council tax band E.

Terms: £1795.00 deposit, 1 st month's rent in advance. Following your viewing, in order to proceed with an application, a holding deposit equivalent to one week's rent will be required to hold the property whilst references are being obtained. This will be taken off of your first month's rent upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 430011. We are members of The

Property Redress Scheme and CMP (client money protect scheme CMP002697).

Entrance porch

Entrance hallway

Kitchen

Utility Room

Dining room

Living room

Bedroom 5 / Study

Downstairs WC

First floor landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Upstairs WC

Rear Garden

Driveway

Garage

Agents Notes

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area at very low risk of flooding.





