

**RUSH
WITT &
WILSON**



**The Rectory Church Lane, Ninfield, TN33 9JW
£1,695 Per Month**

A spacious detached house featuring four to five bedrooms, an entrance porch, a large entrance hall, a kitchen with a separate utility room, a dining room, a living room, a downstairs WC, and a bathroom with another WC upstairs. The property has been newly decorated throughout and includes brand new carpets in the stairs and bedrooms, with parquet flooring in the downstairs hallway and reception rooms.

Additional highlights include a large rear garden, a driveway, and a garage. Viewings are highly recommended by Rush, Witt & Wilson. Please note that the property is available for a short-term rental of 12 months only. The EPC rating is E, and the council tax band is E.

Terms: £1,695.00 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(35-45) A			(9-11) A		
(45-49) B			(11-13) B		
(50-54) C			(13-15) C		
(55-59) D			(15-17) D		
(60-64) E			(17-19) E		
(65-69) F			(19-21) F		
(70-74) G			(21-23) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





