



# lighthouse lettings



14 Bythorn Close, Sutton-In-Ashfield, NG17 3LB

**£850 PCM**

Lighthouse Estate Agents are pleased to offer this well presented end town house situated on a sought after development in Sutton in Ashfield. Within close proximity of the A38 and with good access to Sutton, Mansfield and the M1. The property briefly comprises of an entrance hall, a reception lounge, dining kitchen with wall and base units and space for white goods. There is also a spacious lounge to the ground floor. To the first floor are three bedrooms and a family bathroom. There is a rear enclosed garden which is easily maintained and a driveway with a single detached garage.

Appointments for viewings are strictly through Lighthouse Estate Agents and all interested parties must email the office for a pre application form before viewings will be booked. Strictly NO SMOKERS. Small pets considered.

EPC C

We welcome interest from prospective applicants and viewings will be arranged through our office. DSS Considered  
ALL PROPERTIES ARE TAKEN AS SEEN and prospective tenants must make sure that they are happy with the particulars and condition of the property before applying for a property and entering into a tenancy agreement.

PLEASE NOTE: A HOLDING FEE OF ONE WEEKS RENT WILL BE TAKEN WHILST THE RIGHT TO RENT, CREDIT CHECKS AND AFFORDABILITY CHECKS ARE CARRIED OUT. THE HOLDING FEE WILL THEN BE DEDUCTED FROM THE DEPOSIT. IF THE CHECKS ARE NOT SUCCESSFUL THE FEE WILL BE RETURNED. IF A TENANT WITHDRAWS FROM THE APPLICATION THE FEE IS NON REFUNDABLE TO COVER COS

## **Disclaimer**

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

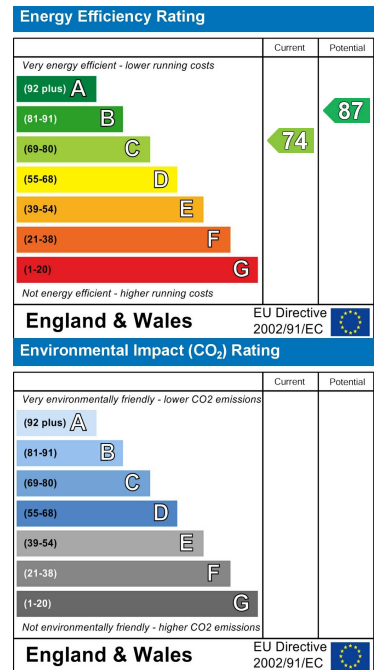
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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.

### Lighthouse Estate Agents Ltd.

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