



lighthouse lettings



£900 PCM* fees apply

45 St Marys Road, Sutton In Ashfield, Nottinghamshire, NG17 2FG

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Lighthouse Estate Agents are delighted to offer for let this immaculate three bedroom semi detached house in the sought after location of St Marys Road. The property comprises of a kitchen/diner with touch screen hob, stainless steel extractor, oven and a range of wall and base units with roll top work surface. There is a ground floor wc and cloak room. There is a large reception lounge, to the first floor are two double bedrooms and a large single room.

To the front of the property is a gravel drive with off road parking for ample parking and to the rear a large garden and patio area. EPC C

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 £100.00 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 FIRST MONTHS RENT. 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 COSTS. LIGHTHOUSE ESTATE AGENTS AND LETTINGS IS A MEMBER OF THE PROPERTY OMBUDSMAN : MEMBERSHIP NUMBER DO2304 ALL PROPERTY BONDS ARE SECURED AND HELD BY THE DEPOSIT PROTECTION SCHEME. BONDS FROM THE 1ST JUNE ARE A MAXIMUM OF FIVE WEEKS RENT

Agents 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.

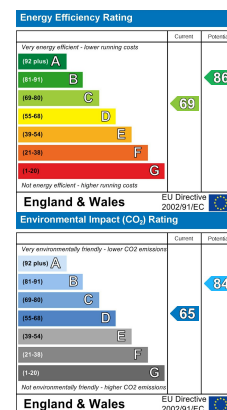
evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

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

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions



Lighthouse Estate Agents Ltd.

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