

# Bluebell

ESTATES



Merrymead, Charlton Lane, West Farleigh, ME15 0NL  
£1,500 PCM

## About this property.....

Bluebell Estates are pleased to offer this superb, refurbished, two bedroom bungalow situated in a semi rural location within West Farleigh. This generously proportioned property has a pleasant outlook at the front over the green and there is even a village pub just a stones throw away.

This unfurnished property boasts integrated appliances, central heating and air conditioning and there is ample parking on the driveway for up to 4 vehicles.

At the back, there is a large conservatory leading to the private rear garden which is not overlooked. There is also an area of hardstanding behind the timber gates.

For those looking to commute, Watlingbury Station is just under 3 miles away providing journey times to Charing Cross and St Pancras in as little as 1 hour 8 minutes.

Properties in this location rarely become available and we expect a lot of interest so please contact us for more information or to arrange a viewing on this lovely property.

Regrettably, the landlord will not consider tenants with pets or those who smoke.









## Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £45,000 PER ANNUM

TENANTS WITH PETS = NOT ACCEPTABLE

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

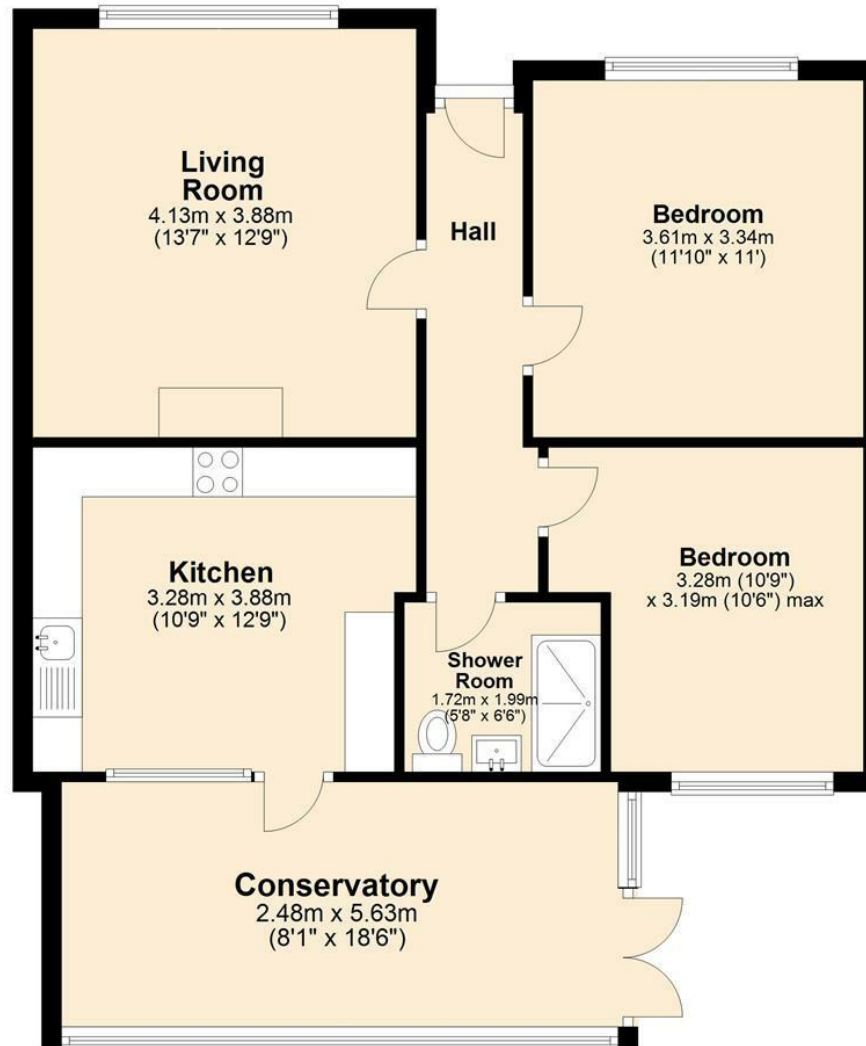
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).



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## Ground Floor

Approx. 74.8 sq. metres (805.6 sq. feet)



Total area: approx. 74.8 sq. metres (805.6 sq. feet)

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.

