



TOTAL FLOOR AREA : 1812 sq.ft. (168.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



TO LET



Oakridge

4 Bedrooms, 1 Bathroom, Detached House

£1,450 pcm





Oakridge

Detached House,
4 bedroom, 1 bathroom

£1,450 pcm

Date available: 25th May 2024

Deposit: £1,673

Unfurnished

Council Tax band: D

- Four Large Bedrooms
- 21'11 Kitchen/Dining Room
- 20' Lounge
- 13'3 Study
- 22'10 Garage
- Re-Cloakroom
- Re-Fitted Bathroom

We are delighted to present this expansive four-bedroom family home, perfectly situated within a short distance of local shops, amenities, and schools, making it an ideal choice for families. This remarkable property boasts a generous garden space, a garage, and driveway.

Key Features:

Four Well-Proportioned Bedrooms: Each bedroom comes equipped with built-in wardrobes, offering plenty of storage space. The dimensions of the bedrooms are as follows: Bedroom 1 (3.91m x 3.02m), Bedroom 2 (3.41m x 3.02m), Bedroom 3 (4.12m x 2.90m), and Bedroom 4 (3.00m x 2.11m).

Large Living Space: The living area (6.10m x 3.62m) is spacious and inviting, featuring patio doors that lead directly onto the garden, allowing natural light to flood the space and create a seamless indoor-outdoor living experience.

Kitchen Diner with Access to Garage: The kitchen/dining room (6.68m x 3.42m) is substantial, offering plenty of room for cooking and dining. It also provides convenient access to the garage, adding an extra layer of practicality.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Additional Study Space and Downstairs WC: The property includes a study room (4.04m x 2.86m), perfect for work-from-home situations or as a quiet reading area, alongside a handy downstairs WC for added convenience.

Original Features: This home retains charming original features, such as parquet flooring, adding character and warmth throughout.

Location: Positioned directly opposite the Oakridge Methodist Church and nursery, the location offers a community feel while being close to essential services and recreational spaces.

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

Pets

If a tenancy is agreed to include a pet, an additional £25 per month in rent will be payable for the duration of the tenancy.

Right to Rent Checks

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-



Rent-Guidance.pdf

Reference Checks and Credit Worthiness

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

Documentation that will be required

Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips

MATERIAL INFORMATION

Council Tax Band: D

EPC E

Tenancy Term: 12 Months with a 6 month break clause

Rent: £1450 per month

Deposit: £1673

UNFURNISHED

