



9 Simpson Place, Mexborough, S64 9NS

**£775 Per Calendar Month**

What a perfect location on this newly decorated property available to rent. Just a short stroll into town centre offering local shops and eating establishments. This property is central for the commuter, with the bus and train station nearby and links along the bypasses by car to Doncaster, Rotherham, Barnsley and more. Deposit replacement scheme available. Call us today to arrange a viewing.

### **Lounge 14'5" x 13'1" (4.40m x 4.00m)**

A lovely front facing lounge area, recently redecorated and wood floor, with 2 windows offering lots of light into the room.

### **Kitchen 13'1" x 7'10" (4.00m x 2.40m)**

The kitchen offers a good range of white units with built in oven and hob, space for fridge freezer and washing machine. There is access via the external door to the inner hall with downstairs WC and storage and the conservatory. This room has been newly decorated and will have new flooring.

### **Conservatory 13'7" x 7'10" (4.15m x 2.40m)**

A great space for housing childrens toys or multi usage.

### **Bedroom one 13'1" x 12'7" (4.00m x 3.85m)**

A front facing room with new decoration and wood flooring, two windows for extra light. A small storage cupboard to corner.

### **Bedroom two 11'1" x 8'2" (3.40m x 2.50m)**

A smaller double bedroom to the rear with new decor and wood flooring.

### **Bathroom**

This rear facing bathroom offers a 3 piece suite with Shower cubicle, Wash hand basin and WC. Vinyl flooring and new decoration.

### **External**

To the front of the property is a enclosed garden with wall and gate. To the rear is a low maintenance yard with fence around.

### **Tenancy Information**

Rent: £775.00

Bond: £890.00 or Deposit replacement scheme- ask for further information

Holding Deposit: £178.00

EPC Rating: D

Council Tax Band: A

Property Type: Semi detached

Tenure: Freehold

Parking Type: Street parking

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

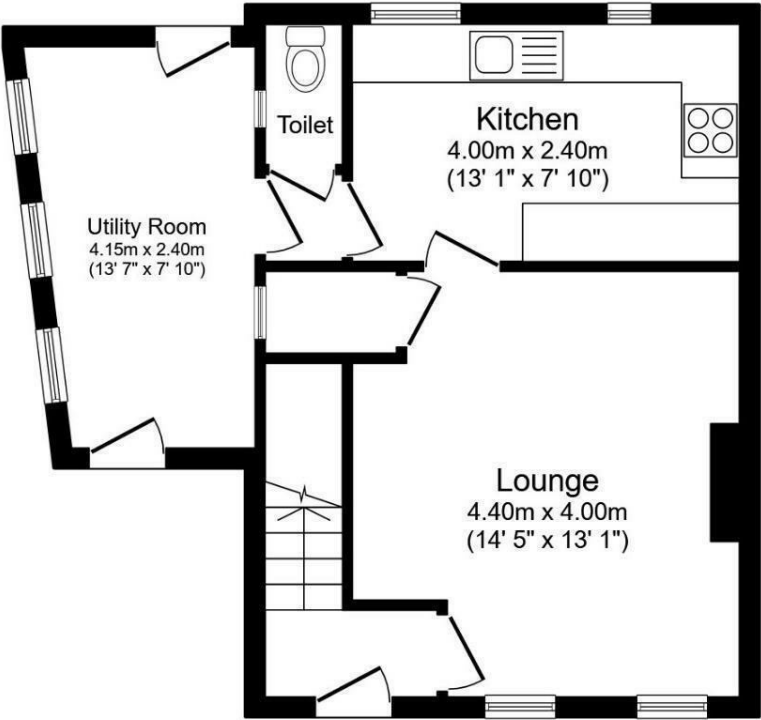
Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

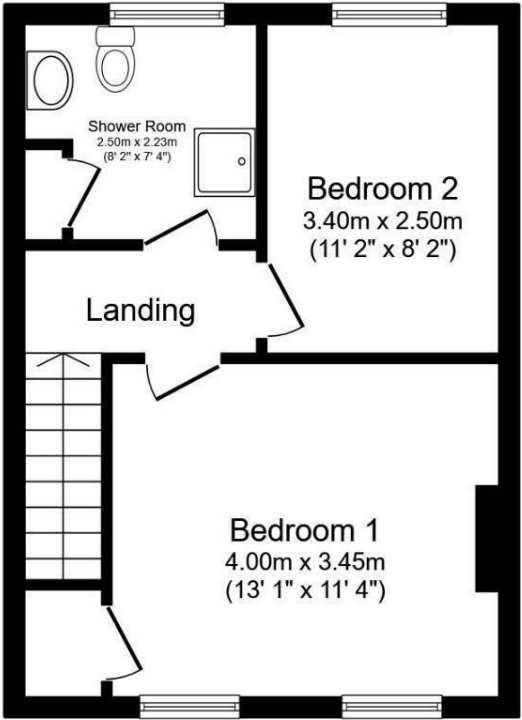
<https://www.groundstability.com/public/web/home.xhtml>



Floor Plan



Ground Floor

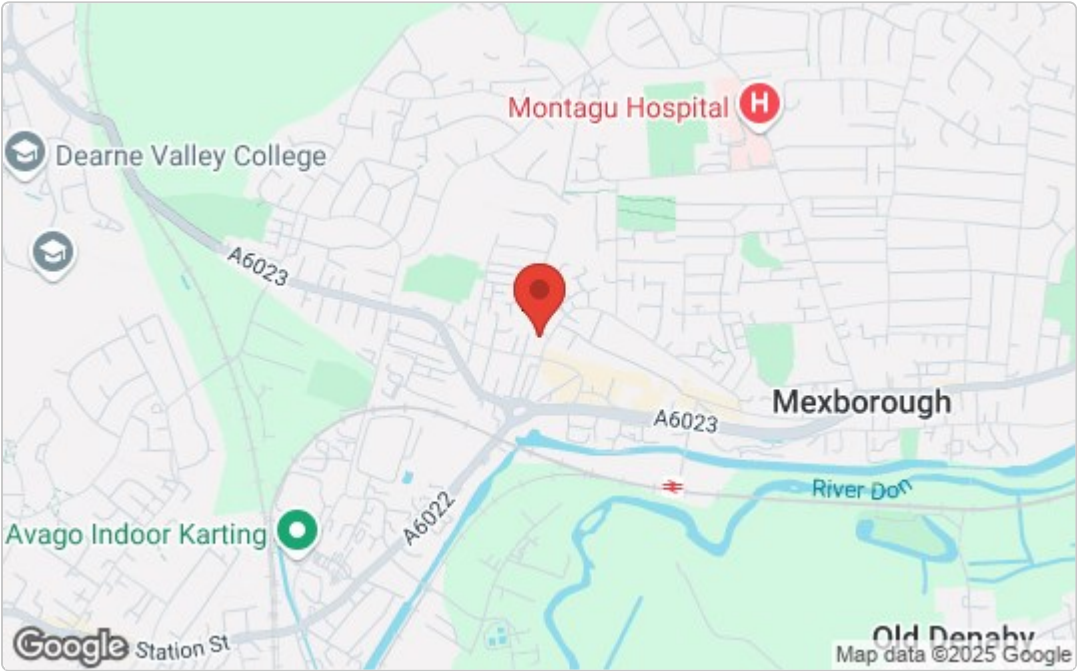


First Floor

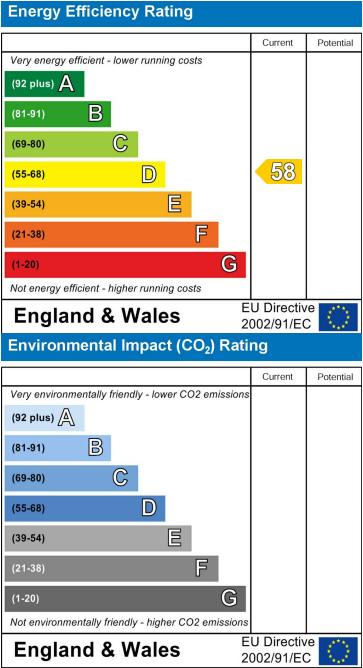
Total floor area 77.4 sq.m. (834 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Plan produced for Your Move. Powered by www.focalagent.com

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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