



Sunnycroft Main Street, Epperstone, NC14 6AD  
£1,400 Per Calendar Month



Marriotts



# Sunnycroft Main Street Epperstone, NG14 6AD

- Bungalow
- Delightful gardens
- Double glazing
- Two bedrooms
- Well presented
- Off road parking & carport
- Gas central heating
- Two reception rooms & conservatory

Welcome to Main Street, Epperstone - a charming location that could be the setting for your new home! This detached bungalow offers spacious living space, providing you with ample room to create your ideal living environment. Nestled in a peaceful neighbourhood, this property is perfect for those seeking tranquillity and privacy.

Whether you're looking to downsize, start a new chapter, or simply enjoy single-storey living, this bungalow offers a fantastic opportunity to create the lifestyle you desire. Don't miss out on the chance to make Main Street, Epperstone your new address.

£1,400 Per Calendar Month



## Overview

The property comprises -

## Entrance porch

UPVC double glazed porch with a tiled floor.

## Entrance hallway

Having neutral coloured carpet, radiator, UPVC double glazed windows and door, two storage cupboards.

## Kitchen

Having a range of white wall and base units incorporating an electric oven, hob and extractor hood. UPVC double glazed window to the front, radiator, vinyl floor, under counter fridge\* and combi boiler. \*Please note this item is goodwill only and will not be repaired or replaced by the landlord.

## Bathroom

With white suite including a shower over the bath, radiator, towel radiator and vinyl flooring.

## Dining room

With neutral coloured carpet, radiator, UPVC double glazed bow window and double doors to the lounge.



## Lounge

Good sized lounge with neutral coloured carpet, radiator, fireplace with electric fire and sliding double glazed doors leading to the conservatory.

## Conservatory

With views over the rear garden. \*A replacement carpet is on order.

## Utility room

Housing a washing machine, tumble dryer and freezer. \*Please note these items are goodwill only and will not be repaired or replaced by the landlord.

## Rear lobby, porch & toilet

Giving access from the carport to the dining room, utility room, toilet and rear garden.

## Bedroom 1

Having built in cupboard, large wardrobes with sliding doors, two UPVC double glazed windows, radiator and neutral carpet.

## Bedroom 2

Also having built in cupboard, two UPVC double glazed windows, radiator and neutral carpet.

## Outside

To the front is a delightful garden, carport for 1 car and driveway for a further 3 cars.

To the rear is a large garden with patio, sheds, lawns, borders, green house and vegetable patch. \* This area could be split if deemed too large for the prospective tenant.

## Material information

**DEPOSIT** - £1615 - You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited to the security deposit when acceptable references are completed.

**AVAILABLE** - Mid January

**MINIMUM TENANCY TERM** - 12 months

**MANAGEMENT OF TENANCY** - Marriotts will be managing the property.

**UTILITIES** - Mains gas, electric, water and sewerage.

**GAS & ELECTRIC SUPPLIER** - British Gas.

**WATER SUPPLIER** - Severn Trent Water.

**COUNCIL TAX** - Band E - Newark and Sherwood District Council.







**BROADBAND AVAILABILITY** - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

**MOBILE SIGNAL / COVERAGE** - <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

**ELECTRIC CAR CHARGER POINT** - Not available.

**ACCESS AND SAFETY INFORMATION** - Level access.

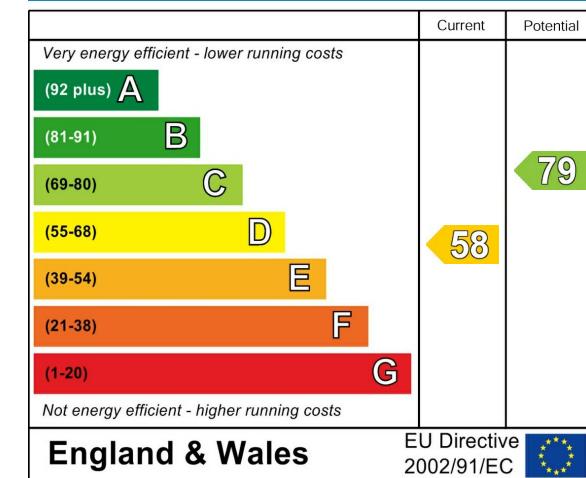
**GARDENS** - The garden maintenance is the responsibility of the tenants. However, the landlord would consider either removing a section of the garden or including a gardener with a slightly higher rent.

References and credit checks are mandatory. It is important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references. Should you view a property while it is still occupied by the previous tenant during their final month, please be aware that a new tenancy can only begin once the property is vacant and the Tenancy Agreement has been signed by both you and the Landlord.





## Energy Efficiency Rating



**Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriots has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriots.
4. Money Laundering - Marriots are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriots refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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