



Price £775 pcm

- One Bedroom
- Lounge/ Dining Room
- Kitchen
- Bathroom
- Redecorated Throughout
- Garden Area
- New Carpets
- Minimum Income - £23,250
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TERMS & CONDITIONS

A full set of tenants terms and conditions can be issued upon request from any Saxons office.

TENANCY PERIOD

The property is being let on an `Assured Short-hold Tenancy Agreement` for a minimum of 6 months.

The landlord has indicated that this may be extended after the initial 6 month tenancy subject to terms & conditions.

DEPOSITS

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The tenant(s) are required to pay the equivalent of 5 weeks rent as a deposit (unless an alternative amount is agreed). The deposit will be placed in the government approved TDS scheme.

FIRST MONTHS RENT IN ADVANCE

The tenant(s) are required to pay the first months rent in advance before the start of the tenancy agreement (subject to successful credit and reference checks).

AVAILABILITY

The property is offered on an Unfurnished basis and is available Mid January 2024.

(subject to satisfactory referencing)

ROOM DIMENSIONS

Lounge - 17`2" max x 12`5"max

Kitchen - 10`1" x 9`0"

Bedroom - 11`4" x 9`1"

Bathroom - 6`8" x 5`10"

ADDITIONAL RESTRICTIONS

The landlord has advised us of the following restrictions:

1. No Smokers
2. No Sharers
3. No Students
4. No Pets

COUNCIL TAX BANDING

The council tax is currently band: A

(according to www.voa.gov.uk)

UTILITY INFORMATION

Saxons hold no responsibility for the connection or specific supplier of utilities (such as telephone landline) to the prescribed property.

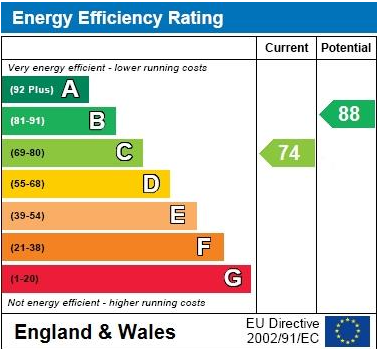
Should any prospective tenant require such utility they should inspect/investigate to their required satisfaction before commencement of tenancy.



VIEWING ARRANGEMENTS

By Email appointment only, please allow 24 hours notice.

Opening hours:
Monday - Friday - 9am - 5pm



Ground Floor



First Floor



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 or warranty in respect of the property.

