brittons

Burghley Road, South Wootton

- TWO BEDROOM HOUSE

- GAS CENTRAL HEATING

- FRONT & REAR GARDENS

- PARKING

£900 pcm

Deposit: £1,030
Council Tax Band: A
Type: Unfurnished
Property Reference: 10242
Landlord Requirment: No smokers

Brittons are proud to offer this TWO BEDROOM MID TERRACE HOUSE with parking. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising of a lounge and kitchen/diner on the ground floor with two bedrooms and bathroom on the first floor. Outside offers front and rear gardens and off road parking to the rear. Available June. VIRTUAL TOUR AVAILABLE. EPC C.
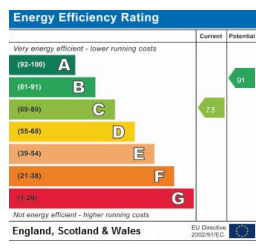
FEES TO TENANTS-
Refundable holding deposit (to reserve a property): Capped at no more than 1 weeks rent.
Should the landlord or tenant no longer be able to proceed the holding deposit will be refunded within 7 days in accordance with the Tenant Fee Act 2019. The holding deposit may be retained on the basis of failed right to rent checks, misleading information provided or prolonged delays in completing the necessary paperwork in the correct timeframe.

Refundable Tenancy Deposit: Capped at 5 weeks rent where annual rent is less than £50,000 per annum or 6 weeks for rents over £50,000 per annum.
More details on other possible tenant default charges are available on request or visit- www.brittons.net/pages/tenants. All details are in line with the Tenant Fee Act 2019.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		91
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC