





A well presented and improved traditional terraced house close to the town centre which has been updated with a new kitchen, flooring and a replacement boiler. The accommodation comprises : entrance Hall, lounge, dining room, refitted kitchen, refitted ground floor bathroom and three bedrooms. The property further benefits from gas fired central heating, uPVC double glazing and an enclosed rear garden. Available mid October. Unfurnished. Energy rating E.

ENTRANCE HALL WITH LOBBY

Double glazed door into shallow lobby with wooden door to the entrance hall which has wood effect flooring, doors off to both reception rooms, stairs to first floor and wall mounted radiator. Original coving.

LOUNGE

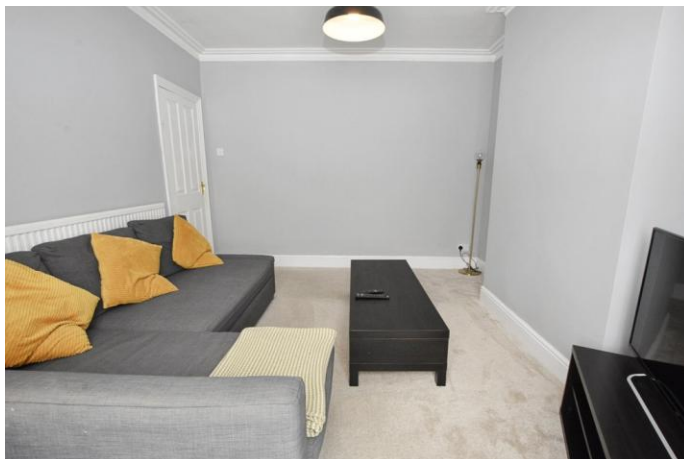
14' 0" into bay x 11' 0" max (4.27m x 3.35m)
Double glazed window to the front aspect. Wall mounted radiator. Original skirting and coving. TV point.

DINING ROOM

12' 0" x 11' 0" (3.66m x 3.35m)
Double glazed window to the rear. Wall mounted radiator. Wood effect flooring. Door to:

KITCHEN

15' 8" x 8' 5" max (4.78m x 2.57m)
A range of refitted gloss base and eye level kitchen units with work surface over. Inset stainless steel sink and drainer with mixer tap over. Built-in single electric oven, ceramic hob and extractor hood. Space for upright fridge/freezer. Space and plumbing for a washing machine and dishwasher. Wall mounted combination boiler. Wood effect flooring. Two double glazed windows to the side and a double glazed door. Understairs cupboard. Recessed spotlights. Door to:



BATHROOM

9' 3" x 4' 3" (2.82m x 1.3m)

Refitted white suite comprising: panelled bath with shower over, wash hand basin with vanity unit under and a low level toilet. Fully tiled walls and floor. Recessed spotlights. Extractor fan. Obscure double glazed window to the rear. Heated towel rail.

LANDING

Doors to all further accommodation:

BEDROOM ONE

13' 3" x 12' 0" (4.04m x 3.66m)

Double glazed window to the front aspect. Wall mounted radiator. Built in cupboard.

BEDROOM TWO

12' 0" x 8' 0" (3.66m x 2.44m)

Double glazed window to the rear. Wall mounted radiator.

BEDROOM THREE

8' 6" max x 7' 11" (2.59m x 2.41m)

Double glazed window to the rear aspect. Wall mounted radiator. Storage cupboard (former airing cupboard). Wood effect flooring.

FRONTAGE

Shallow low maintenance frontage enclosed by brick wall with metal gate.

REAR GARDEN

Small lawned section with the remainder of the garden being shrubs, plants and small trees. Enclosed by timber fencing. Rear pedestrian access gate. Outhouse for storage and shed hard-standing.

COUNCIL TAX

Band A





FEES

Fees Payable By Tenants:

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utilities: including communication services and television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed

term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees.
www.edwardknight.co.uk

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

