

**4 Dicksons Drive, Newton, Chester, CH2 2BN**  
£1,395 pcm      Holding Fee £320      Deposit £1600



**DESCRIPTION:** A three-bedroom semi-detached house located in the sought after area of Newton. The property has been redecorated and new carpets have been fitted. The accommodation briefly comprises: - Entrance Hall, Lounge, Dining Room, 3 Bedrooms and Bathroom/w.c. The property benefits from UPVC double glazing, gas central heating and gardens to the front and rear which include off road parking and a workshop/storage building to the side.

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**Molyneux Rentals Department**  
**Viewing by arrangement through Flint Office**  
**Forresters Hall, 50 Church Street, Flint, CH6 5AE Tel: 01352 758088**

Opening hours 9.00am-5.00pm Monday – Friday

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**DIRECTIONS:** Proceed out of Chester via the Fountains Roundabout onto Liverpool Road. Take the second exit off the mini roundabout onto Brook Lane. Continue along Brook Lane, taking a left onto Dicksons Drive where the property will be located on the right-hand side.



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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182    Wrexham Office: 01978 262275    Mold Office: 01352 758088  
Holywell Office: 01352 712271





# TENANT FEES SCHEDULE



## NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 SEPT 2019

[www.molyneux-estateagents.co.uk](http://www.molyneux-estateagents.co.uk)

**Holding Deposit (per tenancy):** One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

**Early Termination (tenant's request)**

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as rent due under the tenancy until the start date of the replacement tenancy. These costs will be more than the maximum amount of rent outstanding on the tenancy.

**Rent Arrears / Returned Payments**

£12.00 (inc. VAT) per letter, telephone call or email requesting payment plus interest at 3% above the Bank of England Base Rate from the Due Date until paid on any outstanding sums in order to cover the agent's costs associated with chasing unpaid rent.

**Missed appointments**

Where the actions of the tenant results in a missed appointment, the tenant is liable for the agent's time in remedying the situation which is charged at £36.00 (inc. VAT) per hour plus any actual costs incurred (such as contractor charges).

**Avoidable or purposeful damage to the property**

Tenants are liable to the actual cost of remedying any damage incurred (as detailed in a contractor's invoice) plus the agent's costs in obtaining any necessary permissions, sourcing providers and travel costs which will be charged at £36.00 (inc. VAT) per hour.

**Lost key(s) or other Security Device(s)**

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s) plus the agent's costs in obtaining any necessary permissions, sourcing providers and travel costs which will be charged at £36.00 (inc. VAT) per hour.

If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

Please ask a member of staff if you have any questions about our fees.

**CLIENT MONEY PROTECTION:**

[www.propertymark.co.uk](http://www.propertymark.co.uk)

**propertymark**

**INDEPENDENT REDRESS:**

[www.tpos.co.uk](http://www.tpos.co.uk)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |