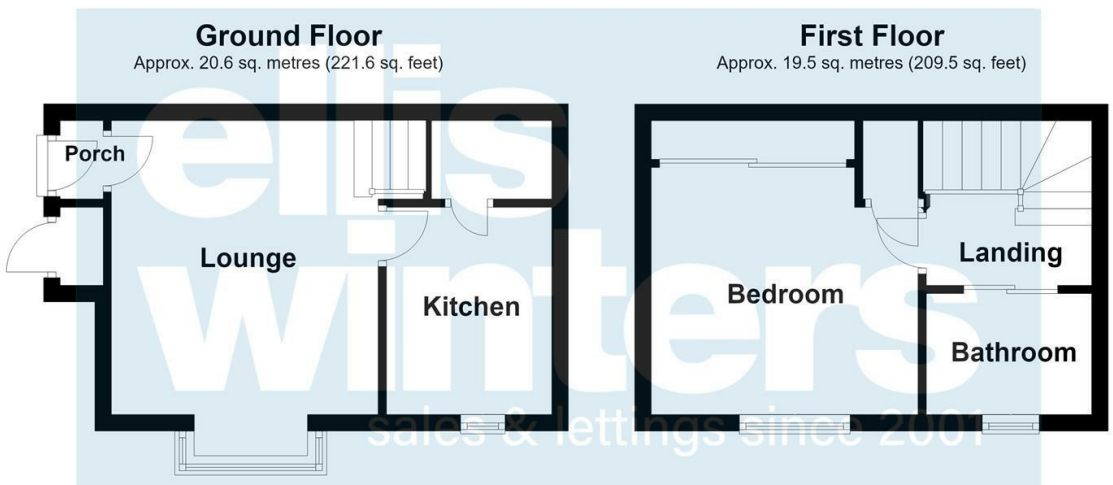


Total area: approx. 40.1 sq. metres (431.2 sq. feet)

Ground Floor

Porch

Lounge
3.56m (11'8") x 3.23m (10'7")

Kitchen
2.51m (8'3") x 2.00m (6'7")

First Floor

Landing

Bedroom
3.25m (10'8") x 2.99m (9'10")

Bathroom

Further Information
Council Tax Band: A
EPC Rating: C
Annual House Income Required To Pass Referencing: Minimum £26,850

Agent Note
Please note that the images shown were taken before the current tenant moved in. New photos are scheduled to be taken shortly.

Holding Deposit
At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.

Tenant Reference and Credit Checks
As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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www.elliswinters.co.uk



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PROPERTY SUMMARY

An established Q-TYPE starter home featuring a refitted kitchen, a refitted bathroom, a double bedroom and an allocated parking space. Further benefiting from short distances to amenities and public transport links, double-glazed windows and gas central heating. Available Immediately. DEPOSIT £995

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