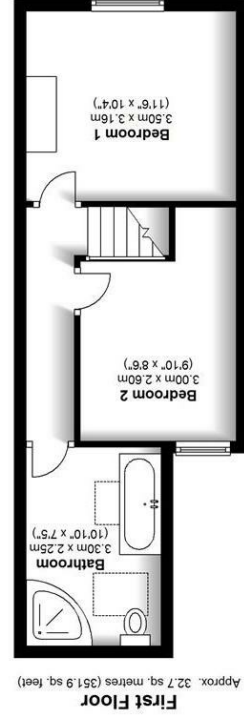


England & Wales		EU Directive 2002/91/EC
Potential		
Current	80	
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		

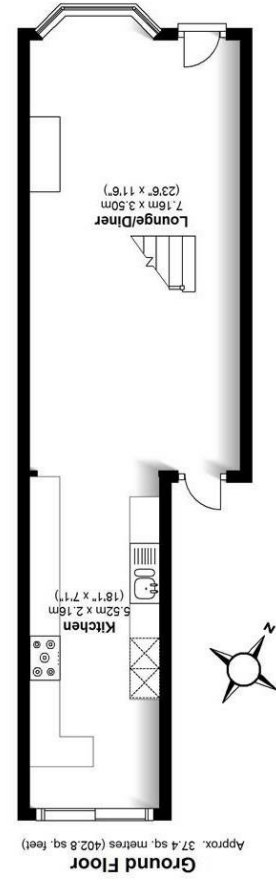
England & Wales		EU Directive 2002/91/EC
Potential		
Current	68	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		

Energy Efficiency Rating

Environmental Impact (CO₂) Rating



Total area: approx. 70.1 sq. metres (754.7 sq. feet)
 Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
 Plan produced using Planip.





Property Description

A stylish two double bedroom period property with a luxury fitted kitchen/breakfast room, first floor bathroom and south facing garden. The property has been fully modernised to an extremely high standard and positioned within a mile of the mainline station and a short walk of Morrisons super market.



Living/ dining room with oak flooring

Luxury fitted kitchen/ breakfast room

Contemporary re-fitted bathroom suite

Two double bedrooms

Patio doors out to garden

South facing garden with shed

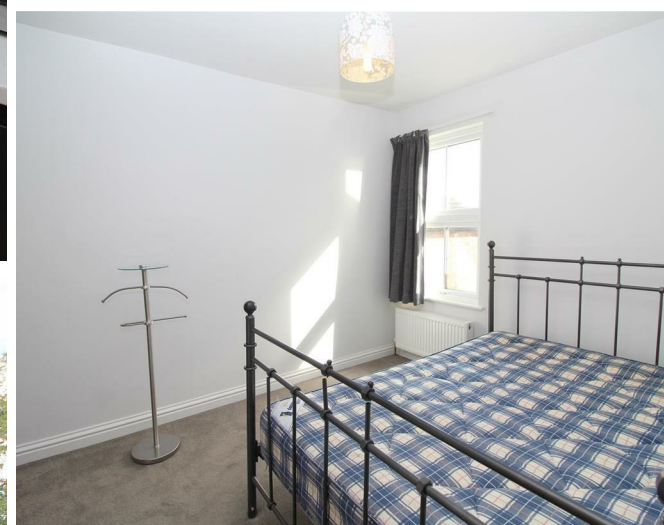
Gas central heating

Double glazing

On street parking

Council Tax band D

EPC rating band D



Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.

We will then need all tenants to be fully referenced by 'Rightmove Referencing' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).