



Ground Floor

Lounge
3.57m (11'9") x 3.24m (10'8")

Kitchen
2.50m (8'2") x 1.99m (6'6")

First Floor

Landing

Bedroom
3.57m (11'9") x 3.21m (10'7") max

Bathroom

Outside

There is an allocated parking space for one vehicle. A pathway leads to the entrance, the outside cupboard, and to a generous garden that is laid mainly to lawn, with paving slabs, well-stocked flower beds and borders.

Further Information

Council Tax Band: A

EPC Rating: C

Annual Household Income To Pass Referencing: Minimum £27.750

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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PROPERTY SUMMARY

A One-bedroom starter home with a lounge, a newly fitted kitchen and bathroom. The property also benefits from gas central heating and off-road parking. Available immediately, Deposit £1025.

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