



FOLLOWWELLS

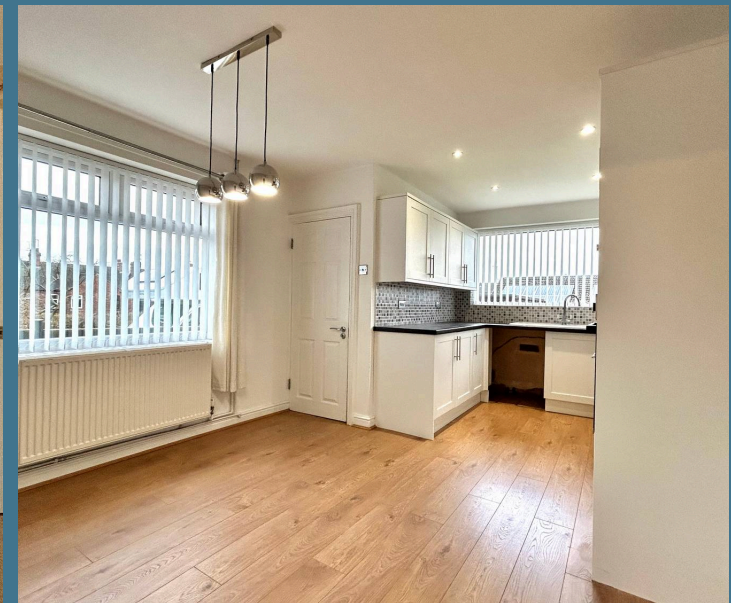
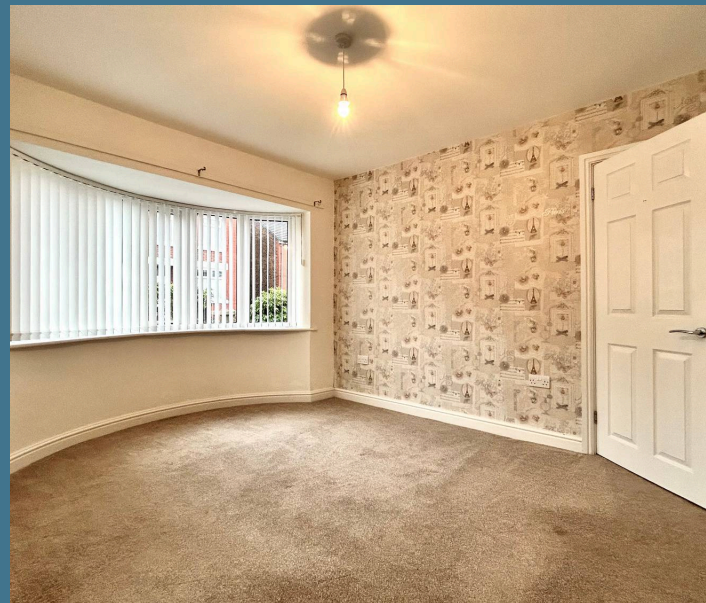
Garth George Street, Chesterton - ST5 7DX
£1,000 pcm

- Two Bedroom Detached Bungalow
- Off Road Parking
- Spacious Sitting Room & Dining Kitchen
- Modern Bathroom
- Good Sized Garden
- Detached Garage
- Available Immediately

A very well presented, two bedroom, detached bungalow situated on a quiet side street close to the centre of Chesterton.

The property has undergone a programme of improvements in recent years including replacement kitchen and bathroom. A central reception hall gives access to two double bedrooms both having dual aspects and served by a bathroom fitted with white suite including shower over bath. There is a large sitting room with bay window to the front elevation and feature fireplace. From here, a door leads into an extended dining kitchen with ample space for table and chairs and fitted units with integrated ceramic drainer sink, electric oven, microwave, hob and dishwasher. There is a space for a freestanding fridge/freezer and plumbing for a washing machine.

Externally the property is approached over a driveway providing off road parking with the drive leading through double gates down the side of the bungalow to a large detached garage measuring 6m x 3.3m. The rear garden is fully enclosed and reasonably flat being mainly laid to lawn with decked seating area.





An online pre-application process is carried out on all applicants expressing an interest in the property prior to viewing. There is no charge for this. It is carried out to provide information to the Landlord of potential tenants. Details of applicants will be provided to a referencing company called Canopy. Following a review of the pre-applications, suitable applicants will be invited to view the property.

For the successful applicant a holding deposit will be required which is the equivalent to one weeks rent. This will be deducted from the first month's rental payment. If the application is unsuccessful due to the potential tenant providing inaccurate information for example, not declaring adverse credit history, Follwells are within their right to withhold the holding deposit to cover any costs incurred for the referencing.

The successful applicant will be required to pay a security deposit equivalent to no more than 5 weeks rent. The deposit will be held by the Tenancy Deposit Scheme (TDS)

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



