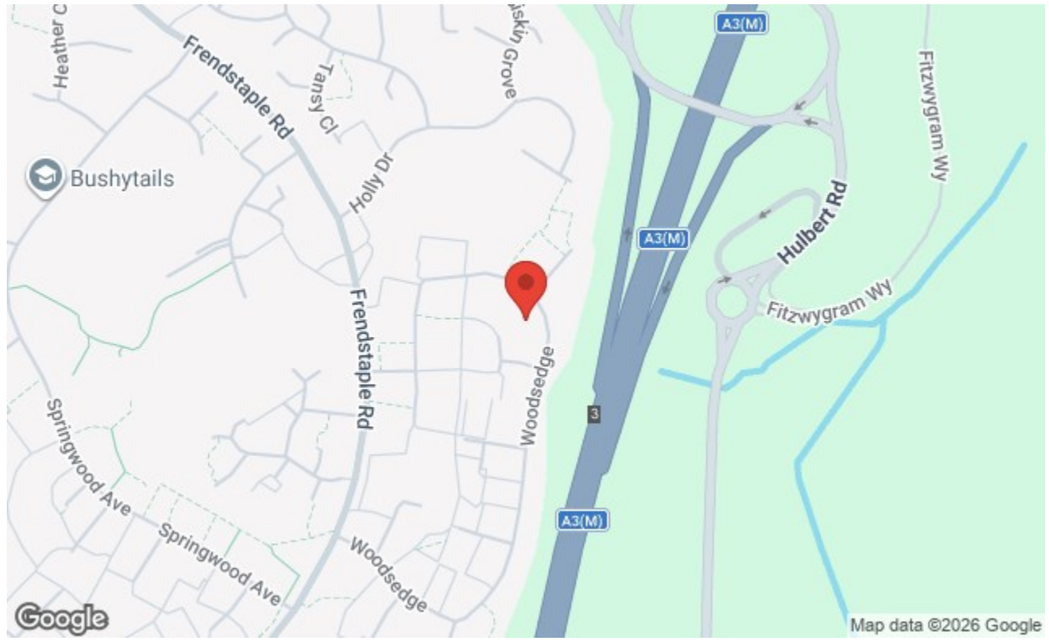


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 | 1 | 1

HIGHLIGHTS

- THREE BEDROOM HOUSE
- LARGE LOUNGE
- SPACIOUS KITCHEN/DINER
- DOUBLE DOORS TO REAR GARDEN
- TWO-TIER REAR GARDEN
- PATIO AREA
- REAR GARDEN ACCESS
- DOWNSTAIRS WC
- BUILT-IN BEDROOM STORAGE
- DRIVEWAY PARKING

This property boasts a large lounge, alongside a spacious kitchen/diner. The dining area benefits from double doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living.

The property further benefits from a convenient downstairs WC and three well-proportioned bedrooms, all of which offer built-in storage, with two bedrooms featuring large built-in wardrobes.

Externally, the property offers a generous rear garden arranged over two levels, featuring a patio area and the added benefit of rear access. To the front, there is a private driveway providing off-road parking.

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PROPERTY INFORMATION

RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

TENANT FEES ACT 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any reasonable costs);
· Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
· Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
· Council tax (payable to the billing authority);
· Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
· Reasonable costs for replacement of lost keys or other security devices;
· Contractual damages in the event of the tenant's default of a tenancy agreement; and
· Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.







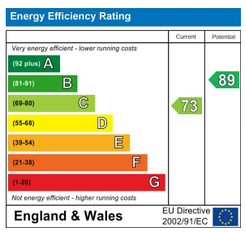












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