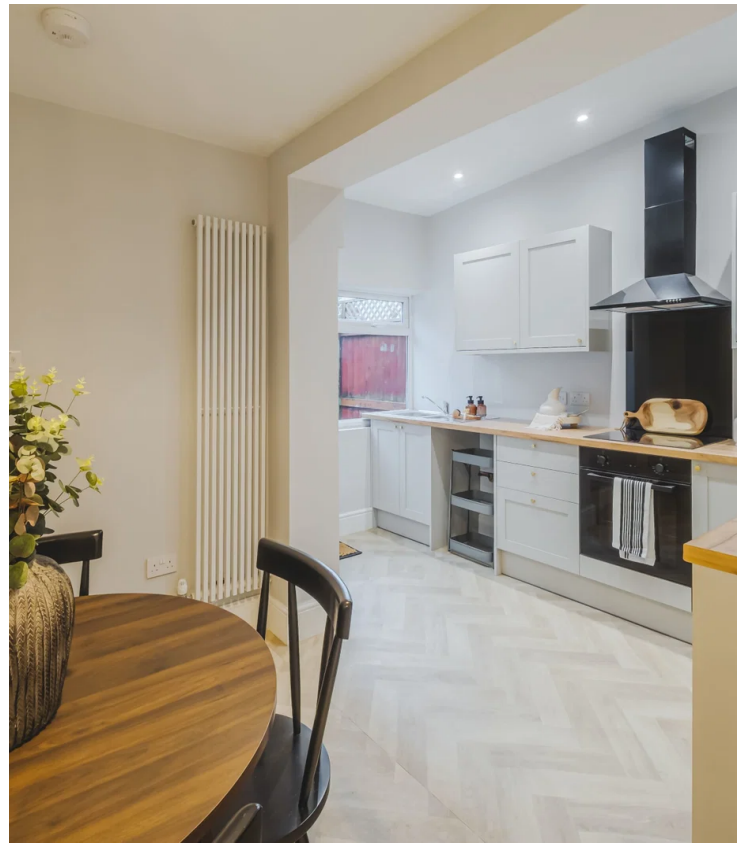




175 Clifton Street, SN1 3QB

£1,450 pcm



Beautifully refurbished three-bedroom unfurnished home on Clifton Street, in the heart of Old Town, Swindon. This home offers two elegant reception rooms, a modern kitchen/breakfast room, and a generous family bathroom on the ground floor. Upstairs, three well-proportioned bedrooms provide comfortable living, complemented by a recently fitted combi boiler. Outside, enjoy a sunny, low-maintenance south-facing garden and off-road parking spaces - rare for this central location. Ready to move in, this home is perfect for families or professionals seeking a vibrant, convenient lifestyle in Old Town.

- Open Day Saturday 18th April 11 am to Midday
- Parking Spaces
- South Facing Garden
- Built in oven
- New Kitchen
- New Bathroom
- Newly refurbished throughout

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Property Type: Terraced House

Council Tax Band: C

Deposit: £1,450



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Key Features

- Three well-proportioned bedrooms
- Two comfortable reception rooms
- Modern fitted kitchen with built-in oven
- Newly refurbished bathroom
- South-facing, low-maintenance garden
- Allocated off-street parking spaces
- Gas central heating with recently fitted combi boiler
- High-speed FTTP broadband access

Accommodation

This home spans approximately 907 sq ft over two thoughtfully designed floors. The ground floor warmly greets you with two elegant reception rooms, providing versatile spaces for both relaxation and entertaining. The newly fitted kitchen/breakfast room is a bright and practical space, featuring a built-in oven and ample storage. Completing the ground floor is a generously proportioned, newly refurbished family bathroom located at the rear.

Upstairs, you will find three comfortable bedrooms.

To book a viewing, please contact our team. From here we will discuss your requirements, and book in a face-to-face viewing. To secure a let, we will need a week's holding deposit (non-refundable if you pull out or fail a credit check). This holding deposit is used to start a credit check on you. As well as this payment, we will ask you to fill in an application via our website which involved provided us with personal details and valid ID. Once this is started, we will remove the adverts from online and cancel future viewings.

As the process continues, our team will update you and we will then arrange a move in date when all checks are passed.

All bills, such as Council Tax, Water, Electric and Gas is the responsibility of the tenants. Moovahome will however notify them of the tenancy.

We then take a month's rent and a month's deposit (minus the payment you have made) and move you in. The deposit is held at The Tenancy Deposit Scheme in line with current legislation.

Tenancies are Assured Periodic Tenancies unless advertised .

Fees and Charges

Once you have decided to commit to renting this property from Moovahome, we will charge you the following:

Holding Fee - This is the equivalent of one week's rental, held in our client account.

At the point of paying the holding fee, Moovahome will list the property as 'let agreed' and you have 7 days to complete the application in full. You will firstly have to apply form via our website. You will also need to provide up to date photographic ID for our team to carry out Right to Rent check as part of the application process.

You will lose the fee if you a) Fail the credit checks, b) fail the Right to Rent check, c) fail to respond to us in 7 days upon a request for information in order to carry out the checks listed in 1.a and 1.b or d) you withdraw your application.

Should you pass the check, your holding fee will be deducted from the deposit listed below and paid into the scheme at The Deposit Protection Service (see part 2)

Costs of Renting

On completion of our checks, you will need to pay the following monies to Moovahome:- **Deposit** - Unless stated, this is one month's rental. We hold all deposits at in line with current legislation. To pay the deposit, you will have to pay a month's money minus the holding fee you paid under item 1 (above).

- 1. Rent in Advance** - You will need to pay a month's rental in advance of the move in. You will be provided with full details of this at the stage of applying for the property
- 4. Lost Keys/Lock Outs** - You will be provided with two keys to the tenancy. If you are locked out or lose your keys, our charge is £50 inclusive of VAT. This service is not guaranteed and subject to staff availability.
- 2. Rent Arrears** - We are permitted to charge you the base rate of the Bank of England plus 3% on late rental payments.
- 3. Change of Sharer (shared tenancies)** - we reserve the right to charge a tenant for changing a tenancy. Cost is £50.00 inclusive of VAT
- 7. Change of contract** - we reserve the right to charge a tenant for changing a contract. Cost is £50 inclusive of VAT
- 8. Early Termination Fee** - We will charge you for ending a tenancy early inside a fixed term period. These fees are listed on our website and available from our team however will not be more than the rental that is remaining on the fixed term contract.
- 4. Utility Bills** - Unless stated, the tenant is responsible for utility costs including but not limited to Council Tax, Water, Electric, Gas, TV Licence and Wi-Fi.

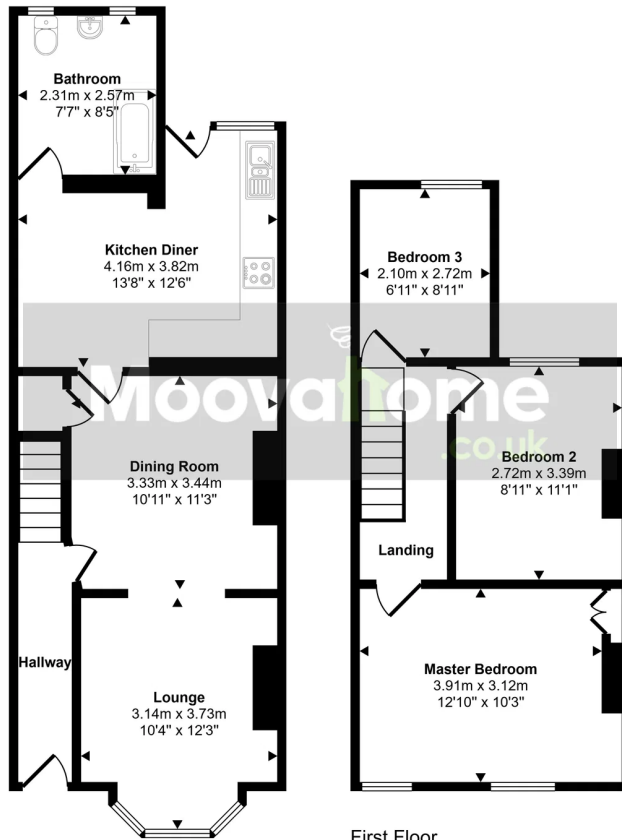
Property Redress Scheme







Approx Gross Internal Area
84 sq m / 907 sq ft



Ground Floor
Approx 50 sq m / 536 sq ft

First Floor
Approx 34 sq m / 370 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			90
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Moovahome

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