



Mill Road, Bolingey, TR6 0AP
£1,600 Per Calendar



3



2



1



C78



MILLERSON IS PROUD TO PRESENT THIS DETACHED REVERSE LEVEL HOUSE.
Comprising of three double bedrooms, family bathroom and an en-suite, new modern kitchen with integrated white goods, an open plan kitchen, dining and living room. Brand new build, all state of the art meeting all regulations.
Spacious garden with different entrances and allocated parking outside.
Censored floor lights and underfloor heating throughout the property.
Pets are considered at this property subject to negotiation. There will be an increase in the rental amount by £25.00 per month for the first pet and £10.00 per month for each pet thereafter.

Available for a long term let
This property will be managed by Millerson
A holding deposit of £346 will be required at the point of an accepted application
Council Tax band F
EPC C78
What3words:///boils.revival.bills

KITCHEN / LIVING / DINING ROOM

28'1" x 17'10" (8.57m x 5.46m)

MASTER BEDROOM

10'11" x 11'4" (3.328m x 3.467m)

BEDROOM 2

8'6" x 9'5" (2.599m x 2.882m)

BEDROOM 3

8'6" x 9'5" (2.599 x 2.882m)

BATHROOM

6'11" x 6'2" (2.118m x 1.880m)

EN-SUITE

5'10" x 4'9" (1.791m x 1.463m)

MATERIAL INFORMATION

Verified Material Information

Monthly rent: £1,600

Council tax band: F

Council tax annual charge: £3208.67 a year (£267.39 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Underfloor heating and Air source heat pump

Broadband: No broadband connection

Parking: Allocated, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: Yes the property is listed

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

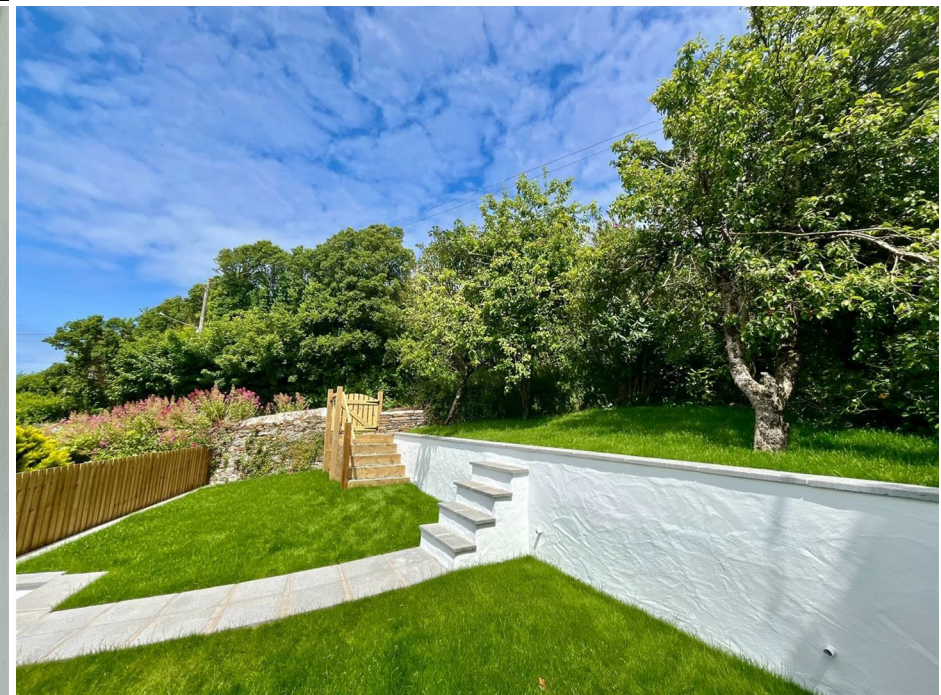
Coal mining area: No

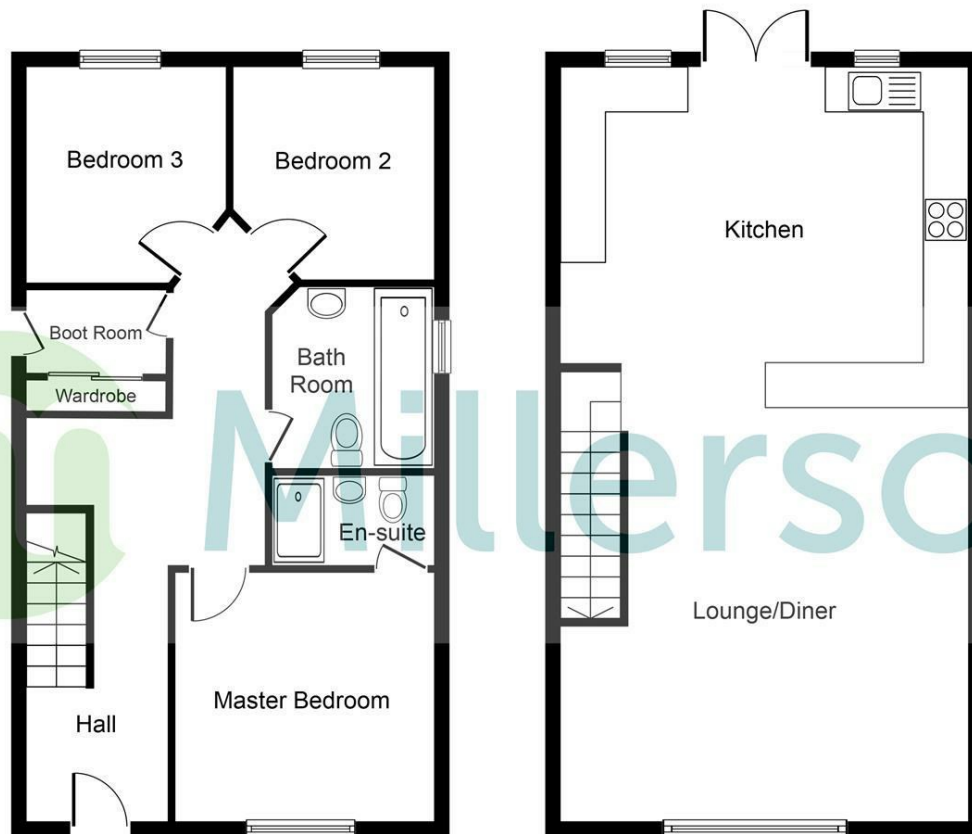
Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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To Arrange A Viewing Please Contact
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		