

A kitchen featuring white cabinetry and a dark countertop. A window with a patterned valance is positioned above the sink. The floor is covered in dark square tiles. A glass door is visible on the right side of the image.



£1,100 pcm

Entrance Hall 13'1" x 8'11" (3.99 x 2.73)

Kitchen 9'7" x 13'0" (2.92 x 3.96)

Utility room 7'9" x 11'6" (2.36 x 3.51)

Lounge 21'7" x 10'10" (6.57 x 3.29)

Bedroom One 10'11" x 12'3" (3.33 x 3.74)

Bedroom Two 10'4" x 8'11" (3.14 x 2.72)

Bedroom Three 7'7" x 9'0" (2.31 x 2.75)

Bedroom Four ` (^)

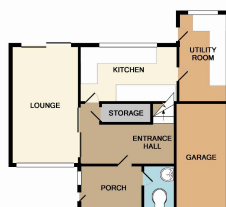
Family bathroom 6'11" x 9'1" (2.10 x 2.76)

Single garage

Local Authority

Energy Performance Certificate

RESTRICTIONS: NO DSS/SMOKERS/PETS



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.

These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

The next steps.....

If you decide that you wish to apply for tenancy of a property, please contact us at Naylor Powell to pay the Administration Fee and to fill in the referencing forms. Once your application has been approved, we will contact you and confirm a move in date.

On the day you collect the keys you will need to:-

- **Sign your Tenancy Agreement and Prescribed Information**
- **Pay the first month's rent and deposit**
- **Provide your bank details for the standing order mandate**
- **Provide confirmation of Insurance covering the landlord's fixtures and fittings for accidental damage.**
- **Bring two forms of identification, one photographic such as a passport and one which shows your current address (must be dated within the last 3 months) such as a utility bill, bank statement or landline telephone bill.**

Please be aware that the above are conditions of the tenancy; we cannot let any property to applicants without proof of insurance, current address and ID.

Administration Fee

£260.00

- The Administration Charge covers the cost of referencing one applicant only. If it is necessary to take up references on a second applicant or guarantor, these are charged at £120.00 for each additional applicant and £120.00 for each guarantor.
- Please note that the Administration Charge is not refundable

Deposit

£ as per property details

- The deposit is returnable at the end of the tenancy, less £120.00 for inventory check providing the tenant's responsibilities have been fully obligated.

One month's rent in advance

£ as per property details

The above amounts must be received in cleared funds prior to taking possession of the property i.e. cash, banker's draft or debit card. If paying by cheque, this must be received 7 working days before keys can be released.

Notes: If the tenancy is subject to housing benefit or the use of a guarantor, the landlord's approval will be required together with, if applicable, the landlord's bank/building society/insurers.

Naylor Powell doesn't just let houses. If you are buying or selling property, need a survey or valuation or general advice, please call us for assistance.

All fees quoted are inclusive of VAT