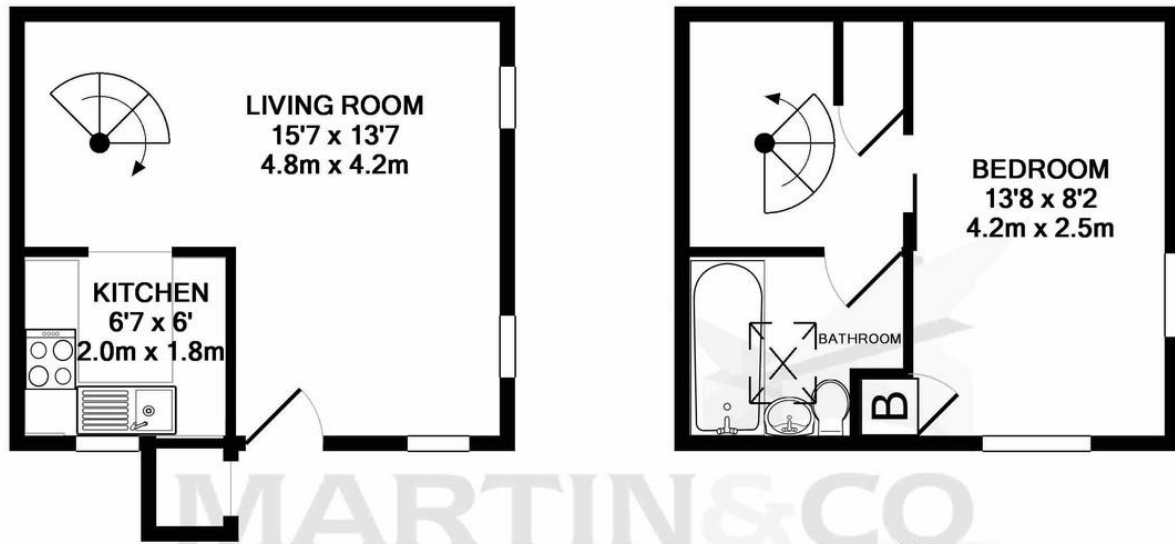


TO LET

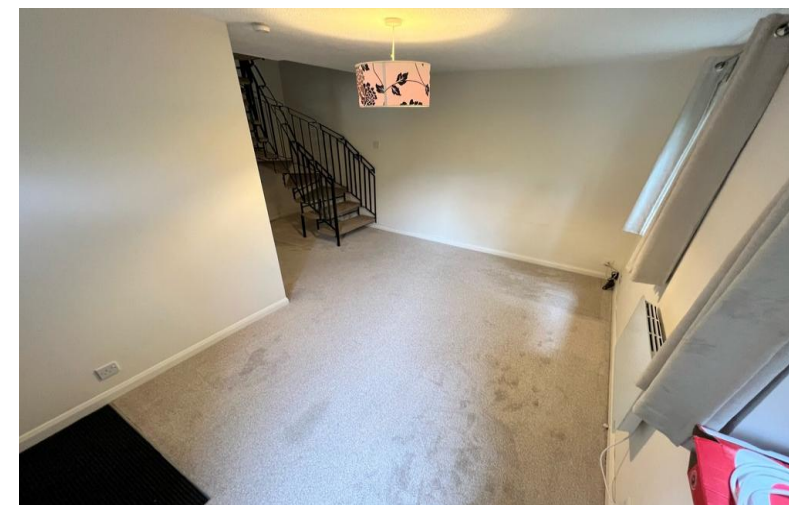


GROUND FLOOR  
APPROX. FLOOR  
AREA 222 SQ.FT.  
(20.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 214 SQ.FT.  
(19.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 436 SQ.FT. (40.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Bracken Bank, Lychpit, RG24 8TQ

1 Bedroom, 1 Bathroom, House

£950 pcm





## Lychpit

House,  
1 bedroom, 1 bathroom

£950 pcm

Date available: 20th July 2024

Deposit: £1,096

Unfurnished

Council Tax band: B

- Refurbished
- Good Size Lounge /Dining Room
- Double Bedroom
- Modern Kitchen with Appliances
- Modern Bathroom
- Allocated Parking
- NO PETS

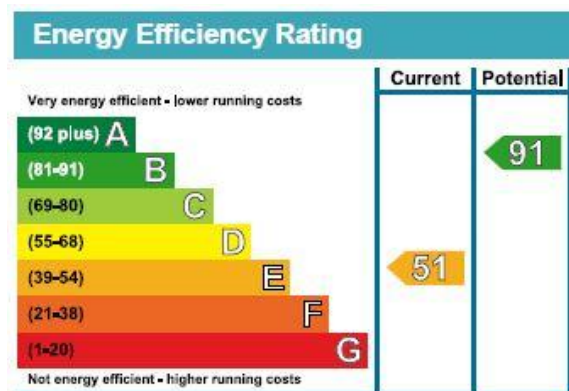
A well presented and newly refurbished one bedroom house with garden and parking.

Comprising double bedroom, large lounge/dining room, modern kitchen with appliances, modern bathroom, electric heating and double glazing.

**SORRY NO CHILDREN OR PETS**

**LOUNGE/DINING ROOM** 15' 7" x 13' 7" (4.76m x 4.15m) Front and side aspect windows, carpet, radiator and spiral staircase to the landing.

**KITCHEN** 6' 7" x 6' 0" (2.01m x 1.84m) Front aspect window, a range of eye and base level storage units with rolled edge work surfaces, cooker with four ring electric hob, fridge/freezer, washing machine, dishwasher and vinyl floor.



**LANDING** Storage cupboard and carpet.

**BEDROOM** 13' 7" x 8' 1" (4.16m x 2.48m) Front and side aspect windows, carpet, radiator, airing cupboard and loft access.

**BATHROOM** 6' 0" x 7' 2" (1.85m x 2.2m) Velux style window, bath with shower over, low-level WC, hand basin and vinyl floor.

**OUTSIDE** To the rear of the property, there is a small garden. To the front of the property there is on street parking.

**APPLICATIONS** A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

### Right to Rent Checks

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/573057/6\\_1193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf)

### Reference Checks and Credit Worthiness

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs



least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

Documentation that will be required  
Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips.

**MATERIAL INFORMATION** Council Tax Band: B  
Minimum Tenancy Term: 12 Months  
Rent: £950 per month  
Deposit: £1096