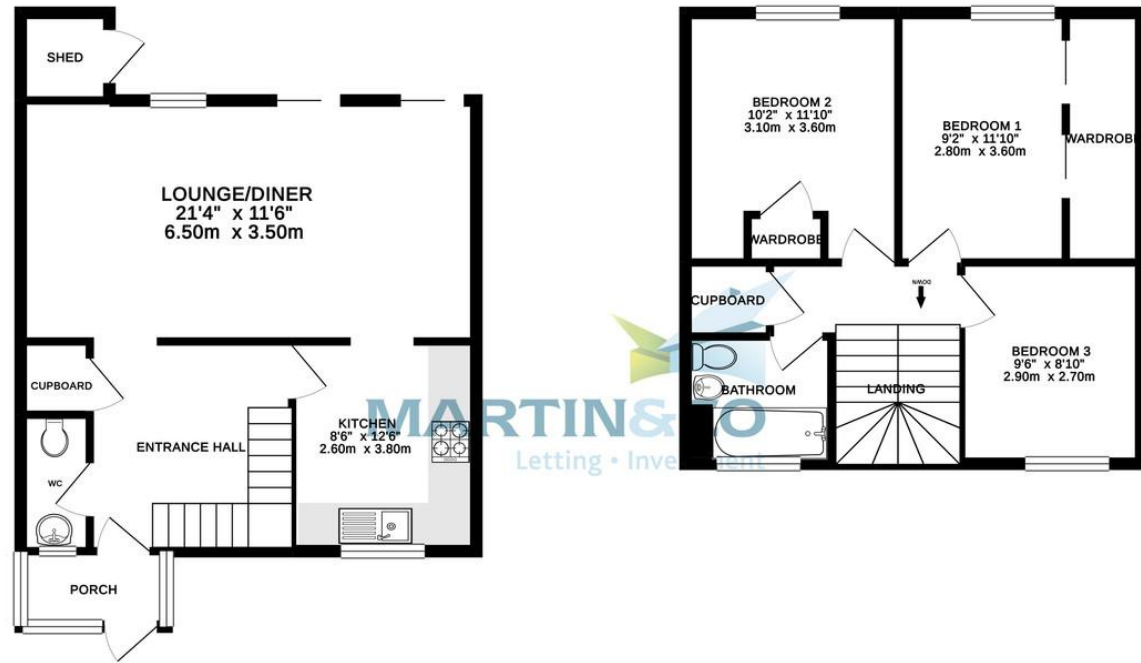


GROUND FLOOR 495 sq. ft.  
(46.0 sq. m.)

1ST FLOOR 453 sq. ft.  
(42.1 sq. m.)



TOTAL FLOOR AREA: 948 sq. ft. (88.1 sq. m.) approx.  
 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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**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.



**Brighton Hill**

**3 Bedrooms, 1 Bathroom, Mid Terraced House**

**£1,375 pcm**







## Brighton Hill

Mid Terraced House,  
3 bedroom, 1 bathroom

£1,375 pcm

Date available: 8<sup>th</sup> June 2024

Deposit: £1,586

Unfurnished

Council Tax band: C

- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom and Cloakroom
- Enclosed Garden
- On Road Parking

A well presented three bedroom family home located in Brighton Hill, close to ASDA and other local amenities.

Comprising three bedrooms, bathroom, kitchen, lounge/dining room, cloakroom, garden and on road parking.

**ENTRANCE LOBBY** Power, light and carpet matting.

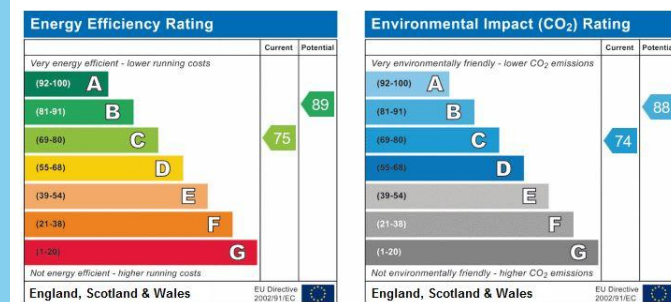
**HALL** Laminate floor, radiator, storage cupboard, under stairs storage cupboard and stairs to the landing.

**LOUNGE/DINING ROOM** 21' 3" x 11' 5" (6.5m x 3.5m) Rear aspect window, patio doors to the garden, laminate floor and radiators.

**KITCHEN** 12' 5" x 8' 6" (3.8m x 2.6m) Front aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over and laminate floor.

**CLOAKROOM** Front aspect window, low-level WC, wash hand basing and laminate floor.

**LANDING** Carpet, loft access and airing cupboard.



**BEDROOM ONE** 11' 9" x 9' 2" (3.6m x 2.8m) Rear aspect window, double wardrobe, carpet and radiator.

**BEDROOM TWO** 11' 9" x 10' 2" (3.6m x 3.1m) Rear aspect window, wardrobe, carpet and radiator.

**BEDROOM THREE** 9' 6" x 8' 10" (2.9m x 2.7m) Front aspect window, carpet and radiator.

**BATHROOM** 6' 6" x 5' 10" (2.0m x 1.8m) Front aspect window, bath with shower over, low-level WC, wash hand basin, towel radiator and vinyl floor.

**OUTSIDE** To the front of the property, there is a small enclosed garden and on road parking.

To the rear of the property, there is an enclosed garden, mostly laid to lawn with patio area adjacent to the property, rear access gate and brick built storage shed.

**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.

**Pets**  
If a tenancy is agreed to include pets, an additional £25 per month in

rent will be payable for the duration of the tenancy.

**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 Applicants will need to provide proof of an income of at 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: C  
EPC C  
Minimum Tenancy Term: 12 Months FIXED TERM  
Rent: £1375 per month  
Deposit: £1586  
UNFURNISHED

