



## 31 Columbia Road, Prescott, L34 2SA

£600

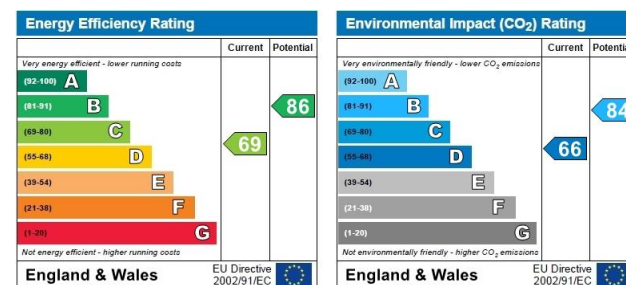
A fabulous recently fully refurbished(2020) two bedrooomed mid terraced property, with a very convenient location close to the High Street and within close proximity to the M62 .

The accommodation briefly comprises: an entrance vestibule, hallway, lounge, rear dining / sitting room, under stairs cloaks w.c and a superb modern kitchen.

To the first floor a galleried landing leads to to two double bedrooms and a fabulous four piece bathroom.

The property has UPVC double glazing, gas central heating, BRAND NEW(2020) modern decor and flooring, and a large low maintenance rear garden.

### Energy Efficient Rating & Environmental Impact (CO<sub>2</sub>) Rating



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Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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The property briefly comprises:

### Tenant & Guarantor Information

All Rental Properties are offered on an initial 6 months 'Assured Shorthold Tenancy Agreement' Unless otherwise stated.

We require all prospective tenants to provide Guarantors for all Properties Suitable applicants are required to have a combined minimum income of 2.5 times the annual rent to meet our affordability checks

Guarantors require 3 times the annual rent in order to meet our affordability checks

Further checks are also required  
Only BACS transfers are accepted  
Credit card payment are NOT accepted.

### Tenant Holding Fee

A holding fee is be payable at the start of the online application process. This is the equivalent of 1 weeks rent and will be deductible against the first months rental payment.

This fee is non refundable in the event that information provided within the application is not correct or accurate or you choose to withdraw from applying for the property.

The fee is REFUNDABLE should the landlord no longer proceed with your application.

Please ensure you disclose any adverse credit on all applications.

### Additional Pet Information

For any interested party wishing to apply for this property there is an additional £10 per month rent payable for each pet. Subject to agreement with the landlord.

Additional property information is available from our office

Information on tenant permitted fee's can be accessed via the link below  
[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

This additional rent would then be reflected in the 5 weeks deposit required.

### White Goods Notice

Any free-standing white goods left at the Property do not form part of the property. The Landlord does not accept any liability or responsibility for their maintenance or replacement and are left for the ingoing Tenant as a gesture of goodwill.

