



## Kingsway, Sunnyside

**\*\*\*\* AVAILABLE NOW\*\*\*\* - UNFURNISHED \*\*\*\*** We welcome to the rental market this three bedroom end terrace property in the ever popular area of Sunnyside. Ideal location for a small family, the property briefly comprises of:- entrance hall, lounge, breakfasting kitchen, to the first floor three bedrooms and family bathroom. Early viewing of the property is highly recommended.

**£575 pcm**

**Entrance porch**

Entrance door to porch.

**Lounge**

15'8 x 14'8

Fireplace with electric fire, marble inset and hearth, TV point, storage cupboard, double glazed window and central heating radiator.



**Breakfasting kitchen**

18'3 x 11'10

Fitted kitchen units with work top surfaces, electric oven and hob with extractor fan, part ceramic wall and floor tiles, French doors to the rear south facing garden, double glazed window and central heating radiator.



**Stairs to the first floor**

Landing and loft access.

**Bedroom One**

11'2 x 8'2

Fitted wardrobes to wall, double glazed window and central heating radiator.



### Bedroom Two

9'1 x 8'2

Laminate wood flooring, double glazed window and central heating radiator.



### Bedroom Three

8'9 x 6'2

Double glazed window and central heating radiator.



### Bathroom

White suite comprising; Panelled bath with electric shower over and screen, pedestal hand wash basin, low level w/c, ceramic wall and floor tiles and double glazed window.



### Externally

To the front of the property is a garden.

To the rear of the property is a south west facing lawned garden with a paved patio area, security light and water tap.

### Holding Deposit

If you wish to let one of our rental properties we will require a £100 holding deposit to secure the property for one week. This is to give potential tenants one week to fill in an application form. (One form per adult who will be living in the property).

Should these application forms not be returned Suzanne Graham Estate Agents will be obliged to start re-marketing the property. The £100 holding deposit is NON REFUNDABLE .

### Measurements

All measurements are taken with a sonic measurer. Suzanne Graham Estate Agents can not guarantee these dimensions to be accurate and are to be used only as guidance.

### Initial Monies

On the day you sign the lease to start the tenancy agreement we require the following initial monies:

- First months rent
- Damage Deposit (1 Months Rent)
- Administration Fee (1/2 a Months Rent + VAT)

The Â£100 paid to secure the property is deducted from the above amount.

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