



THE LOCATION

THE PROPERTY

A NEWLY BUILT 4 BEDROOMED DETACHED HOUSE, LOCATED ON MIXED DEVELOPMENT ON THE OUTSKIRTS OF TOWN

KITCHEN/DINING/FAMILY ROOM * WC *

LIVING ROOM * UTILITY * STUDY * 4

BEDROOMS - 1 WITH ENSUITE * STUDY *

FAMILY BATHROOM * INTEGRAL GARAGE *

REAR GARDEN

GAS HEATING * DOUBLE GLAZING *

INTEGRATED APPLIANCES

AVAILABLE JANUARY 2020 FOR A FIXED

TERM OF 12 MONTHS

NO PETS * NO SMOKERS * DEPOSIT £1,260



ENTRANCE HALL

With cloakroom off. Stairs to first floor

LIVING ROOM 15'0" x 11'5" (4.58m x 3.49m)

KITCHEN/DINING/FAMILY ROOM

28'1" x 11'3" (8.55m x 3.44m)

Fitted kitchen units with integrated fridge/freezer, dishwasher & washer/drier, 2 sets of patio doors leading to rear garden

UTILITY

Range of fitted units

MASTER BEDROOM 13'0" x 11'5" (3.95m x 3.49m)

ENSUITE SHOWER ROOM

WC, hand basin, panelled bath & shower cubicle

BEDROOM 2 12'7" x 8'6" (3.84m x 2.58m)

BEDROOM 3 12'3" x 9'3" (3.74m x 2.82m)

BEDROOM 4 11'10" x 8'4" (3.60m x 2.53m)

FAMILY BATHROOM

Panelled bath, pedestal hand basin, low flush WC, shower cubicle.

STUDY 8'6" x 6'7" (2.58m x 2.01m)

OUTSIDE

Driveway to property, leading to Garage. Enclosed rear garden

REFERENCES

We use Homelet to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.



HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained

APPLIANCES

None of the gas or electrical appliances have been tested.

LOCAL AUTHORITY

TENURE

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday &
9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01759 304040 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged



on application.

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

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.

Floor Plan

This plan is for illustrative purposes only



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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