

LARKES



ADDRESS
Stanley Road

RENT
£650 pcm

DEPOSIT
£750

FURNISHINGS
Unfurnished

WWW.LARKES.CO.UK
RENTALS@LARKES.CO.UK
01493 330299

REF.B1462

This Victorian end of terrace is in great condition with neutral decor throughout, the accommodation offers two large reception rooms, a modern kitchen and ground floor tiled bathroom comprising a white suite with close coupled WC, pedestal wash basin and panel bath with shower over. On the first floor there are three double bedrooms (the rear room is accessed through the adjoining second bedroom).

Outside there is a walled front yard, and to the rear a private paved garden area. Unrestricted parking is available on street.

The property has gas central heating and uPVC double glazing.





FEES Upon application a holding deposit is payable per property of One week's rent. This is to reserve a property during the application process. During this process the property will be removed from marketing.

Please Note:

This will be withheld if any relevant person (including any guarantor(s)

- Provide false or misleading information which reasonably affects our decision to let the property to you (i.e. calls into question your suitability as a tenant, this can include your behaviour in providing the false or misleading information).

- Fail a right to rent check.

- Withdraw from the proposed agreement (decide not to let).

- Fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement).

- Fail to sign your agreement (and/or Deed of Guarantee) within 15 calendar days of paying your holding deposit.

Tenants may incur charges if they breach the terms of their tenancy agreement; in extreme cases failure to comply with lease obligations may lead to eviction.



HEATING

Gas Central Heating

ENERGY RATING

TBC

COUNCIL TAX

Band A £1,184



LARKES



TENANTS Renting these days offers a flexible alternative to the financial commitment of property purchase. Larkes have unrivalled local knowledge and a comprehensive database of homes to rent. There's something for everyone, at a budget to suit.

FRIENDLY BUT PROFESSIONAL Larkes are members of the Property Ombudsman Scheme (TPO). The Property Ombudsman provides a free, fair and independent service for dealing with unresolved disputes between sales and letting agents and consumers who are actual or potential buyers or sellers or landlords or tenants of residential property in the UK.

TENANT PROTECTION We are members of the Deposit Protection Scheme, so tenants can be confident that all money held by us on the landlord's behalf will be returned, unless the rent is in arrears or there has been damage to the property.

Larkes are members of Client Money Protect (no.CMP003003) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property

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