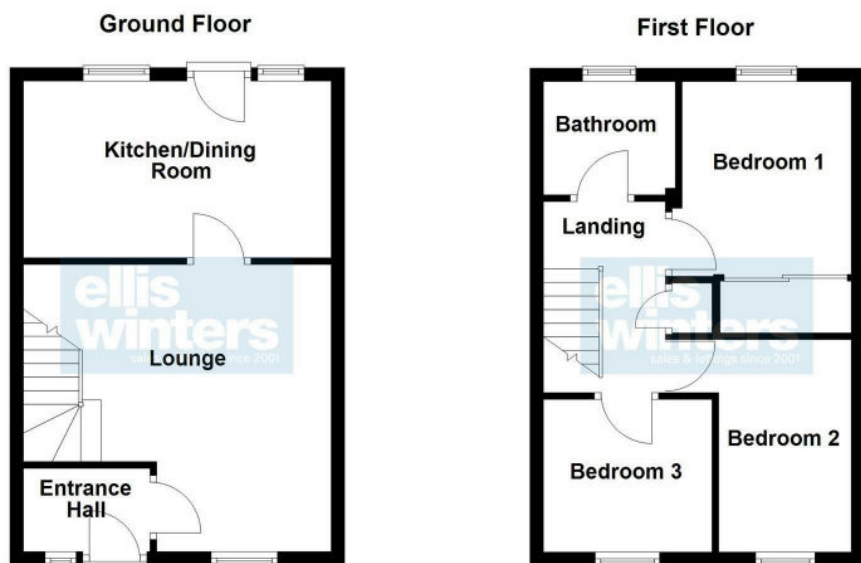




Ground Floor		Further Information Council Tax Band: B EPC Rating: D Annual Household Income Required To Pass Referencing: Minimum £39,000 Deposit: £1,400
Entrance Hall		
Lounge 4.62m (15'2") x 4.30m (14'1") max		
Kitchen/Dining Room 4.62m (15'2") x 2.65m (8'8")		Holding Deposit At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.
First Floor		
Landing		
Bedroom 1 3.86m (12'8") x 2.71m (8'11")		Tenant Reference and Credit Checks As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.
Bedroom 2 3.19m (10'5") x 2.69m (8'10")		
Bedroom 3 2.53m (8'4") x 2.29m (7'6")		
Bathroom		Disclaimer All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified.
Outside To the front of the property is mature planted borders.		
To the rear is an enclosed garden with a paved patio and gravelled seating areas, laid mainly to lawn, raised planters, and a garden shed. There is a gate to the side providing access to the parking area. A short walk leads to a garage.		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS

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PROPERTY SUMMARY

A well-presented, terraced home, in a popular location, within a cul-de-sac position. This home features a generous lounge, a kitchen/dining room, three bedrooms and a family bathroom. Outside is an enclosed rear garden, a parking area with allocated parking for one car, and a garage. Available beginning of September, deposit £1400

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