

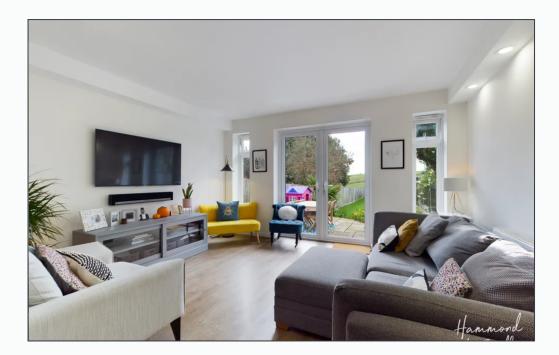


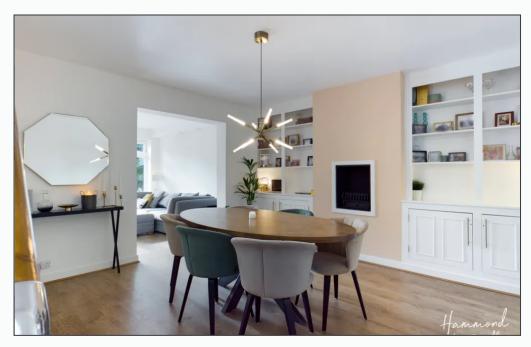


## **Property Description**

AVAILABLE EARLY APRIL IS THIS MODERN THREE BEDROOM END OF TERRACE HOME ON IVY CHIMNEYS. The property comprises of an entrance hallway, dining room, lounge area, fully fitted kitchen, three bedrooms and a family bathroom. In addition the property offers a large rear garden with a good sized outbuilding. The property is offered on an UNFURNISHED BASIS.

EPC Rating: E





## **Key Features**

- ✓ AVAILABLE EARLY APRIL
- ✓ NEWLY FITTED KITCHEN
- ✓ THREE BEDROOMS
- ✓ IVY CHIMNEYS SCHOOL CATCHMENT
- ✓ LARGE GARDEN
- ✓ LUXURY GARDEN POD/ OFFICE
- ✓ MODERN BATHROOM
- ✓ UNFURNISHED



## Rooms

**Entrance Hallway** 

Dining Room 16′ 1″ x 13′ 9″ (4.9m x 4.19m)

Lounge Area 13′ 9″ x 12′ 3″ (4.19m x 3.73m)

Kitchen 8′ 7″ x 7′ 5″ (2.62m x 2.26m)

**First Floor** 

Bedroom One 11′ 10″ x 10′ 1″ (3.61m x 3.07m)

Bedroom Two 10' 8" x 9' 6" (3.25m x 2.9m) Bedroom Three 10' 7" x 6' 4" (3.23m x 1.93m)

Garden Outbuilding 14' 2" x 8' 3" (4.32m x 2.51m)

#### **TERM**

Initial Twelve Month Tenancy is offered although there is potential for longer.

#### DATE

The Earliest date the property will be available is the 8th April 2022 subject to references.

#### **HOLDING DEPOSIT**

The Holding deposit is equal to 1 weeks rent, paid by the prospective tenants to reserve the property. This will only be retained if the prospective tenants or guarantors fail to pass a right to rent check or provide mis leading information, also in the instance where the prospective tenants fail to sign the tenancy within 15 calendar days.

### DEPOSIT

The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or above, Protected with the (DPS) Deposit Protection Service.

### **FURNITURE**

The property is available on an UNFURNISHED basis, although there are white goods included.

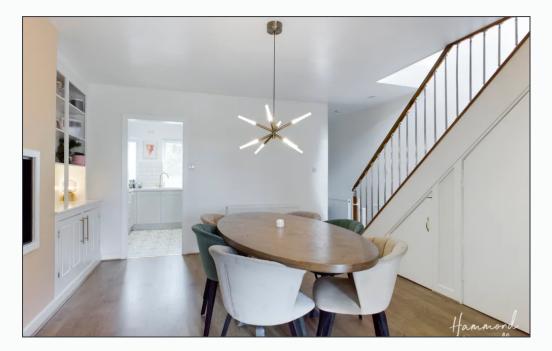
## **UTILITY BILLS**

All Utility Payments are responsible for the tenants including Tv Licence and Council Tax accounts. Please refer to your AST for further information.

# **External Areas**

Garden









#### Hammond & Smith



### Hammond & Smith

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements