

FURTHER INFORMATION

Managed by the Agent

Rent £625 pcm

Damage Deposit: £720.00

Holding Deposit: £135.00

Available: Mid April 2022

Term: 6 Months minimum

UTILITIES (not included)

RESTRICTIONS

No Smokers

No Sharers

No Students

No Children

No Pets

To APPLY FOR THIS PROPERTY, you must complete an application form for pre-qualifying information before a viewing will be agreed. A Holding Deposit of £800 will be payable to reserve the property whilst reference checking and preparation for a tenancy agreement takes place and you must enter the agreement by an agreed date with the Landlord's consent.

Photo ID e.g. Passport; Driving license (photocard and paper counterpart required) when applying for the property.

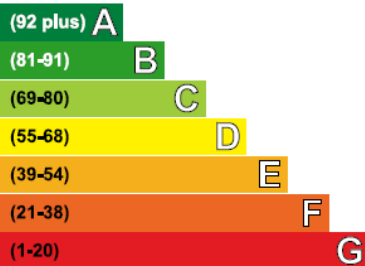
If you are from overseas, we will require Passport plus additional supporting evidence as part of the new Right to Rent legislation.

Please take note of section 5.1 to 6.0 of the Right to Rent link below for further information as to why we now need proof of your right to rent:

<https://www.gov.uk/government/publications/right-to-rent-landlords-code-of-practice/code-of-practice-on-illegal-immigrants-and-private-rented-accommodation>

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
77	83

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.