

Spacious four bedroom double fronted detached family home situated within the desirable St Andrews Development. The property comprises of entrance hall, cloakroom, open plan kitchen/diner, utility room and lounge to the ground floor. Upstairs benefits from four bedrooms, en suite to the master bedroom and family bathroom. Outside the property offers a very good sized rear garden, ample parking and a garage along with an electric charging point. Available early August. Small pet considered. EPC rating B. Council Tax Band E. Holding Fee £438.46.. Deposit £2,192.31.

- Four Bedroom Detached
- Small Pet Considered
- EPC Rating B
- Council Tax Band F
- Holding Fee £438.46
- Deposit £2,192.31

Front Garden

Pathway to front door. Boarders with plants and shrubs. Outside light. UPVC door to:

Entrance Hall

Laminate flooring. Wooden skirting boards. Radiator. Stairs rising to first floor. Wooden door to under stairs storage cupboard. Danfoss control. Smoke alarm. Wooden door to:

Cloakroom

5' 07" x 2' 09" (1.70m x 0.84m) Laminate flooring. Wooden skirting boards. Radiator. Wall mounted wash hand basin. Low level WC. Ceiling mounted extractor fan. Wooden door to:

Lounge

20' 01" x 11' 04" (6.12m x 3.45m)

Laminate flooring. Wooden skirting boards. 2 Radiators. UPVC double glazed window to front. UPVC double glazed window to side. Multi point TV aerial and telephone socket. Wooden door to:

Kitchen/Diner

20' 01" x 10' 07" (6.12m x 3.23m)

Laminate flooring. Wooden skirting boards. 2 Radiators. UPVC double glazed window to front. UPVC double glazed patio door to rear garden. UPVC double glazed window to side wall and base units with work surface over. 11/2 bowl ceramic sink and drainer. Built in Bosh oven and grill. Intergraded Fridge/Freezer. Intergraded dishwasher. Bosh electric hob with extractor above. Ceiling mounted extractor fan.

Utility Room

4' 07" x 6' 11" (1.40m x 2.11m)

Laminate flooring. Wooden skirting boards. Radiator. UPVC double glazed door to side parking. Free standing washing machine. Free standing tumble dryer. Wall mounted units. Fitted work surface. Wall mounted fuse box. Ceiling mounted extractor fan.

Stairs and Landing

Carpeted. Wooden skirting board. Plastic loft hatch (NOT TO BE USED). Smoke alarm. Wooden door to storage cupboard. Wooden door to:

Bedroom One

10' 04" x 11' 07" (3.15m x 3.53m) Narrowing to 8'02 x 11'07 Carpeted. Wooden skirting boards. UPVC double glazed window to side. Built in wardrobes with mirrored sliding doors. Danfoss control. Wooden door to:

En-suite

Laminate flooring. Wooden skirting boards. UPVC double glazed obscured window to rear. Wall mounted wash hand basin. Low level WC. Shower cubicle. Wall mounted heated towel rail. Ceiling mounted extractor fan. Shaver socket.







Bedroom Two

9' 07" x 8' 03" (2.92m x 2.51m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front. Wooden door to:

Bedroom Three

9' 06" x 9' 08" (2.90m x 2.95m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front. Wooden door to:

Bedroom Four

10' 05" x 10' 09" (3.17m x 3.28m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to side.

Bathroom

Laminate flooring. Wooden skirting boards. UPVC double glazed obscured window to front. Wall mounted wash hand basin. Low level WC. Bath with shower over. Shower cubicle. Wall mounted heated towel radiator. Ceiling mounted extractor fan. Wooden door to:

Outside

Rear Garden

Patio area. Artificial grass. Wooden gate to side access. Personnel door to garage. Outside lights. Outside tap. Pull out washing line. Gravel area behind garage.

Driveway

Tandem parking for 2-3 cars. Gas and electric meters. Pod point charging point.

Garage

Up and over door. Concrete flooring. Wooden beams to ceiling. Power and light.

Agency Fees

Permitted Tenant payments are:Holding deposit per tenancy – One week's rent
Security deposit per tenancy – Five week's rent
Unpaid rent – charged at 3% above Bank of England
base rate from rent due date until paid in order to
pursue non-payment of rent. Not to be levied until the
rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request - £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request - £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in reletting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy. Redman Stewart Itd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609. Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.

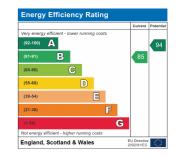












All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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