



14 Coneyburrow Gardens, St Leonards-on-Sea, East Sussex, TN38 9RY
£1,100 pcm





Property Cafe are delighted to offer to let this well presented mid terraced house to the lettings market situated in a popular residential estate close to local amenities and excellent transport links to the A259 and A21. Internally this property comprises; Porch leading into the spacious lounge with under stairs storage cupboard, a good size modern fitted kitchen/diner with oven/hob and upvc door leading onto the tiered rear garden with a courtyard patio and sectional lawns. Stairs rising to the first floor landing provide access to a large double bedroom with built in storage cupboards, a large single bedroom and a modern fitted white suite bathroom with shower over bath and a low level W.C. This lovely home further benefits from neutral carpets and decor, an En-bloc single garage, full double glazing and gas central heating, with combi-boiler. This wonderful home is available now on a long let and children will be considered and A minimum annual income of £33,000 per household is required to be eligible for this property. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

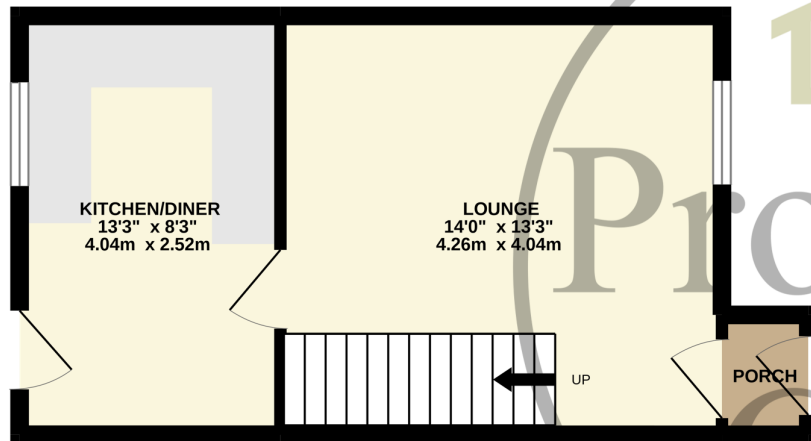
1x Week holding deposit = £253.84

5x Weeks security deposit = £1,269.23

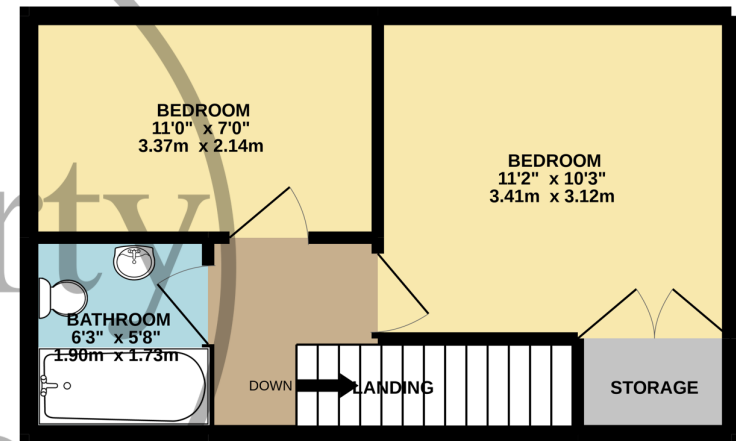
Minimum annual income required = £33,000



GROUND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.

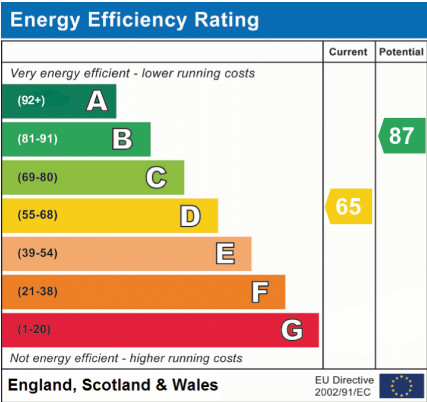


TOTAL FLOOR AREA : 600 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

Bedrooms: 2
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1896
Parking Types: On Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (65)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.





Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

Successful candidates will be required to provide a holding deposit payment of one calendar week, inline with the 'Tenant Fees Act 2019', and will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants will be required to pay a security deposit value of upto five calendar weeks, to be registered in conjunction with the Tenancy Deposit Protection Schemes (TDP) consisting of; Deposit Protection Service, Mydeposits and Tenancy Deposit Service which are refundable upon successfully vacating the property subject to term and conditions set out in their leasing agreement. All information has been given in good faith and provided by third parties and therefore may be subject to changes.

- Terraced house to let.
- Two bedrooms, one double and one single.
 - Double glazing and gas central heating.
 - Popular residential location.
- Close to amenities and excellent transport links.
- Modern Kitchen/diner with Oven and hob.
- Modern fitted white suite bathroom.
- Tiered garden with courtyard patio.
- En-bloc garage excellent for storage.
 - Spacious lounge with storage.