

## Accommodation

A well presented, end of terrace house situated on the desirable St Mary's Park development.

Upon entering the property into an entrance hall, with cloakroom and a spacious front living room, bright and expansive dining room, rear aspect double glazed doors opening on to the rear of the property being ideal for 'al fresco' dining, vaulted glassed roof, and sunroom, modern fitted kitchen/diner with matching eye and base level units, equipped with appliances that include a built in oven and hob, dish washer, integral fridge freezer, washing machine and tiled flooring.

Upstairs, the main bedroom boasts an en-suite shower room. There is also a further double bedroom and a single bedroom, a family bathroom serves these rooms.

## The Grounds

A private garden to the rear of the property featuring a patio area, lawn, and well stocked flower beds with mature shrubs border the lawn.

At the front of the property, a gated enclosed garden, along with driveway parking for two cars and one allocated bay to the side of the house

Available from the beginning of July.

Energy Efficiency rating - C Council tax Band - E Tenancy Length – 12 months

## ADDITIONAL CHARGES

Security deposit - £2648.00 (5 weeks rent), Holding deposit – £529.00 (equivalent to 1 weeks rent - Holding deposit deducted from 1st months' rent due on successful completion of a tenancy, but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

Further Tenant fee information available on; [mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf](https://mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf)



**DAMSON DRIVE, HOOK**

**£2,295 pcm**