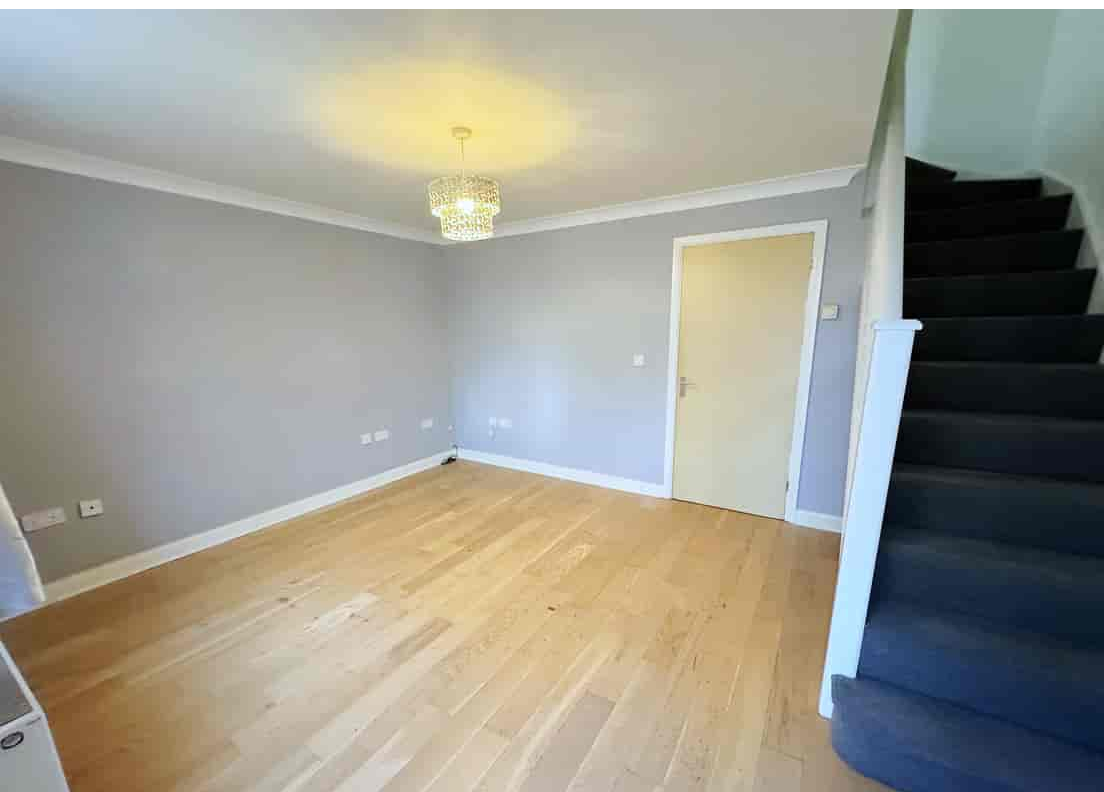




14 Woodlands, Bexhill-on-Sea, East Sussex, TN39 4RJ
£1,300 pcm





Property Cafe are delighted to offer this two bedroom house to the lettings market. The property is located in the sought after Little Common area of Bexhill and is a short distance from Little Common village with its array of shops. Internally the property benefits from a good sized living room, modern fitted kitchen/breakfast room, downstairs toilet room, two double bedrooms, en-suite shower room and a family bathroom. Additionally the property further benefits from; Gas fired central heating and full double glazing, UPVC conservatory overlooking the rear garden and a detached single garage with up and over door, off road parking and side access onto a well stocked rear garden. Children are welcome in this family home and the property is available now on a long term let. A minimum annual income of £39,000 per household is required to be eligible and early internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488.

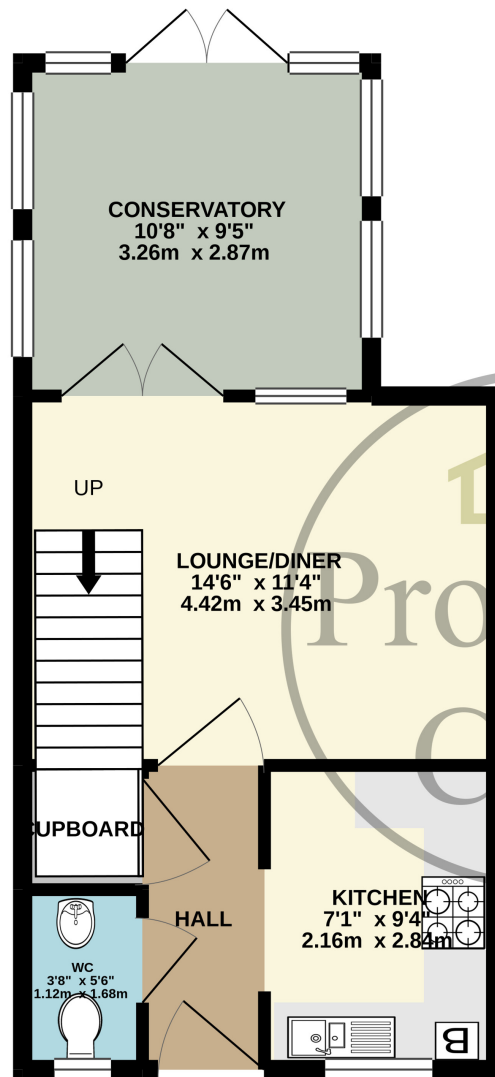
1x Week holding deposit = £1,300.00

5x Week security deposit = £1,500.00

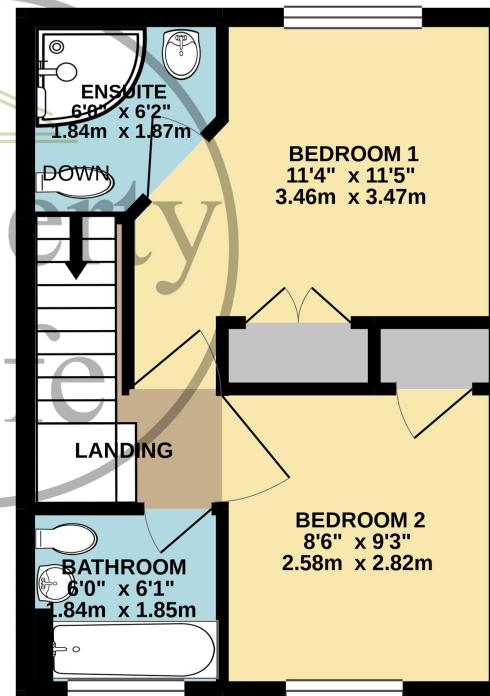
Minimum income required = £39,000



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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.
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Bedrooms: 2
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2561
Parking Types: Driveway.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (77)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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.

- Semi detached house to let.
- Sought after little common location.
 - Two double bedrooms.
- Single garage and off road parking.
- Gas central heating and double glazing.

- Modern fitted kitchen/breakfast room.
- Family bathroom and en suite shower room.
- Conservatory leading onto rear garden.
 - Good size lounge/diner.
 - Available now on a long let.