



A two bedroom house situated on the popular Zebon Copse development. Located within a cul-de-sac, The property has two allocated parking spaces and an enclosed rear garden with patio and shed.

Inside there is a sitting room with laminate floor; a kitchen/breakfast room with a modern fitted kitchen, two bedrooms with built-in wardrobes and a bathroom with shower attachment over the bath. (please note the electric shower unit on the wall is decommissioned and shall not be repaired or replaced).

The property is available from mid October and comes unfurnished.

Energy Efficiency Rating - D / Council Tax Band - D / Tenancy Length - 12 months

#### ADDITIONAL CHARGES

Security deposit - £1,673.00 (5 weeks rent), Holding deposit – £ 334.00 (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)

McCarthy Holden is a member of the Propertymark client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.



## HOP GARDEN, CHURCH CROOKHAM

£1,450 pcm