

A two bedroom thatched cottage comprising of entrance hall, two reception rooms, study, two bedrooms, cloakroom, kitchen, rear garden and parking for two vehicles. Available immediately. EPC rating D. Council Tax Band E. Holding Fee £300.00. Deposit £1500.00.

- Thatched character cottage
- Two Bedrooms
- EPC Rating D
- Council Tax Band E
- Holding Fee £300.00
- Deposit £1500.00

Front Garden

Gravel driveway with off road parking for two cars. Wooden fence and surround. Mature trees and shrubs. Well to the side. Wooden fencing leading to rear garden.

Entrance

Wooden front door into entrance hall. Carpeted. Wooden skirting boards. Wooden ceiling beams. Wooden door frame into first reception room.

First Reception Room

Carpeted. Wooden skirting boards. Radiator. Wooden window to front aspect. Smoke alarm. Wooden door into storage cupboard housing fuse box and electric meter. Wooden door into:

Study

Wooden flooring. Wooden skirting boards. Radiator. Wooden window to rear aspect. Wooden door to stairs rising to first floor.

Stairs

Carpeted.

Bedroom One

carpeted. Radiator. Wooden window to side aspect. Wooden door opening to water tank. Wooden door into:

Bathroom

Tiled flooring Wooden skirting boards. Radiator. Wash hand basin with vanity unit. Bath. Wooden door into:

Bedroom Two

Carpeted. Wooden skirting boards. Radiator. Wooden window to front aspect.

Stairwell Two

Carpeted.

Second Reception Room

Carpeted. Wooden window to front aspect. Two radiators. Wooden window to rear aspect. Smoke alarm. Heating control thermostat. Virgin media box. Wooden door frame into:

Inner Hallway

Carpeted. Ceiling beams. Wooden door:

Cloakroom

Tiled flooring. Wooden skirting boards. Wooden window to rear aspect. Low level WC. Wash hand basin. Hot water and heating control panel. Wooden door into:



Kitchen

Tiled flooring. Wooden skirting boards. Base units with work surface over. Ceramic one and a half bowl sink and drainer. Built in hob. Built in oven. Wooden obscured glazed window to rear aspect. Space for washing machine. Wooden door into:

Rear Garden

Mainly laid to lawn. Oil Tank. Wooden fencing surround. Stable door into kitchen. Mature trees and shrubs. Two wooden outbuildings.

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 re-letting 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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