



5 Mistral Close, St Leonards-on-Sea, East Sussex, TN37 7RY
£1,500 pcm





Property Cafe are delighted to offer this immaculately presented and newly refurbished mid terraced house to the lettings market, situated in a sought after residential cul-de-sac location just a short distance to the Conquest hospital, A21, local schools and shopping outlets. Internally the property has been newly refurbished and in brief comprises; Entrance hallway with cloakroom toilet, a modern kitchen with integrated oven/hob and space for freestanding appliances, a modern lounge/diner with spacious under stairs storage cupboard and views onto the lawned rear garden. Stairs rising to the first floor landing offers three good size bedrooms, a family bathroom, and master bedroom ensuite shower room. Additionally the property further benefits from gas fired central heating, full double glazing, neutral decor, newly fitted carpets throughout, a single garage with up and over door and off road parking space. This wonderful property is available now on a long let and a minimum annual income of £45,000 per household is required to be eligible, with early internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488, option 2.

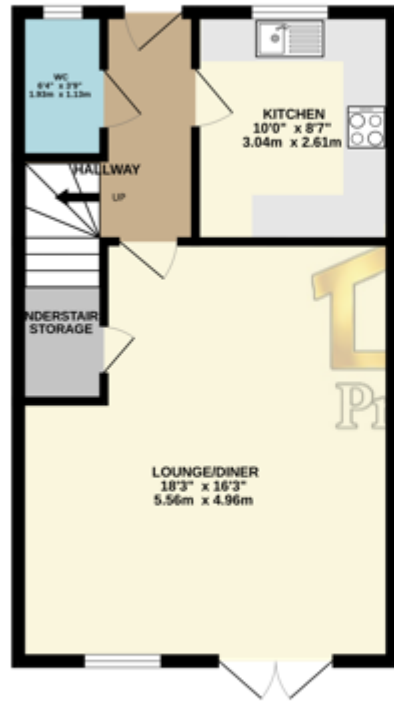
1x Week holding deposit = £346.15

5x Week security deposit = £1,730.76

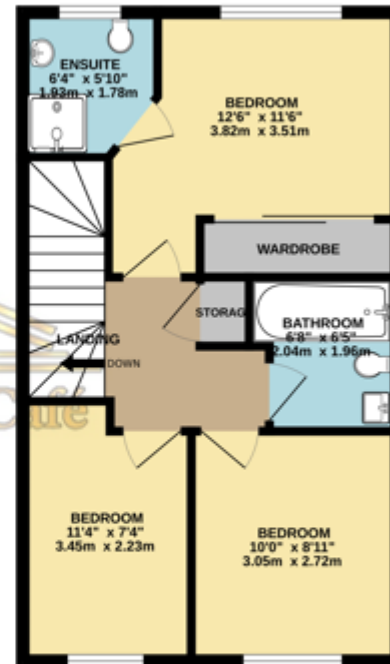
Minimum Income required = £45,000



GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
439 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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: 3
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2270
Parking Types: Garage. Off Street.
Heating Sources: 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		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	77	91
England, Scotland & Wales	EU Directive 2002/91/EC	



Here at Property Cafe Limited we believe in full transparency. 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', which will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants must 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 was provided in good faith by third parties and is therefore subject to change.

- Three bedrooms.
- Garage with parking.
- Newly decorated and carpeted throughout.
 - Sought after cul-de-sac location.
 - Modern fitted kitchen with oven/hob.
- Close to Conquest hospital, schools and A21.
- Double glazing and gas central heating.
- Family bathroom and en suite shower room.
 - Terraced house to let.
 - Available now on a long let.