





## Property Description

A modern and spacious two/ three bedroom semi-detached home located just a mile and a half to the southeast of the City centre and station nicely positioned by the surrounding open countryside with the added benefit of the local amenities, a village pub, nursery and two health clubs within a short walk.



Entrance hallway

Cloakroom with W.C

Modern fitted kitchen with integrated appliances

Good sized living room and storage cupboard

Patio doors leading to garden

Good sized rear garden

First floor double bedroom

Ensuite shower room and wardrobe

Further second double bedroom

Third study single bedroom

Family bathroom

Two landing storage cupboards and loft access

Driveway parking

Council Tax band E

EPC Rating band C



## Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.

We will then need all tenants to be fully referenced by 'Rightmove Referencing' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).

