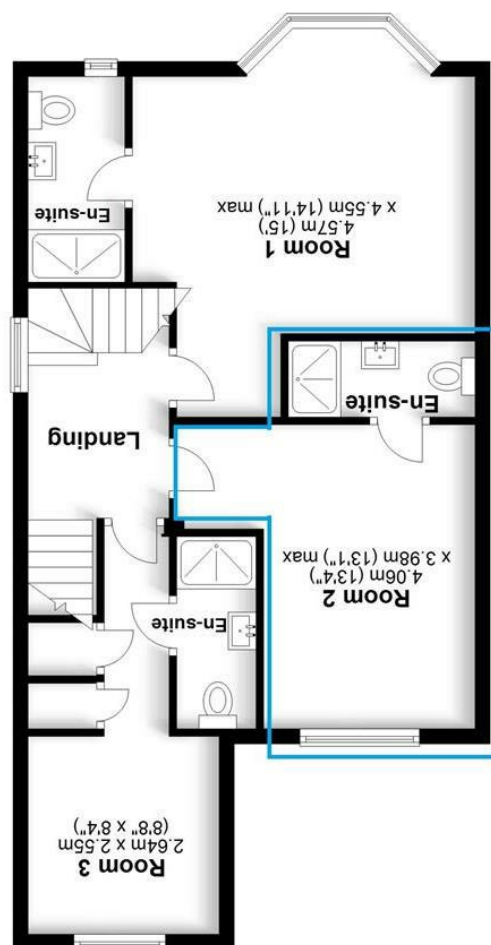
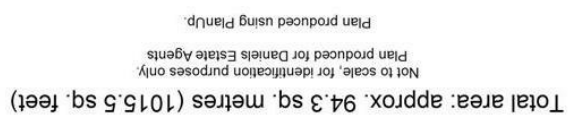
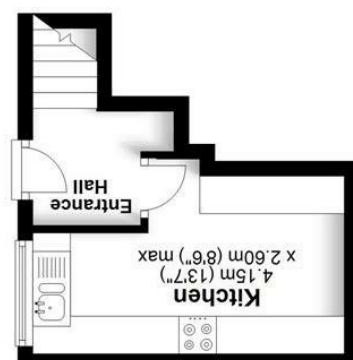


Energy Efficiency Rating	
Potential	<p>The chart displays a horizontal bar for 'Potential' with a rating of 79 (green arrow) and a bar for 'Current' with a rating of 79 (green arrow). The background is a light blue gradient.</p>
Current	<p>The chart displays a horizontal bar for 'Current' with a rating of 79 (green arrow). The background is a light blue gradient.</p>
	<p>The chart displays a horizontal bar for 'Current' with a rating of 79 (green arrow). The background is a light blue gradient.</p>



**First Floor**  
Approx. 59.3 sq. metres (638.2 sq. feet)



**Ground Floor**  
Approx. 12.5 sq. metres (134.5 sq. feet)



Furnished £900 PCM





## Property Description

A rarely available room with en-suite in a multiple occupation house (HMO) which is has been thoughtfully split into four separate private bedrooms. Each room has its own contemporary en-suite shower room, complete with tasteful furnishings, a flat screen TV and a keyless entry door system. The rooms will also include all bills, Council Tax and WIFI within the cost of the rent per month. Suitable for single professional applicants only.

### Entrance hallway

### Communal kitchen with appliances

### First floor hallway with entrance doors to bedroom

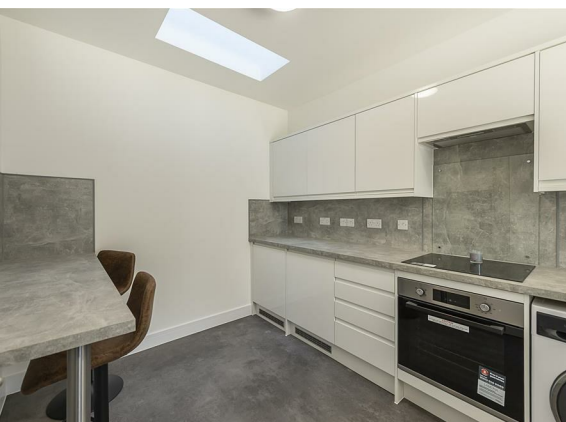
### Private spacious bedroom

### Bedroom furnishings including TV

### Contemporary en-suite shower room

### Bills and Council Tax included

### WIFI included



## 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 'Right Move' 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).

