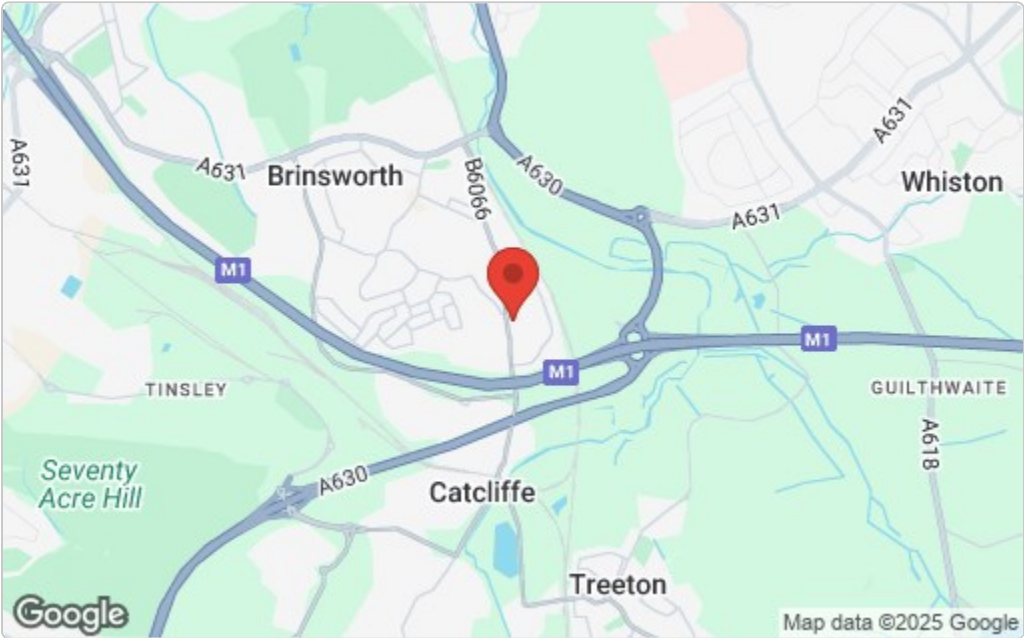


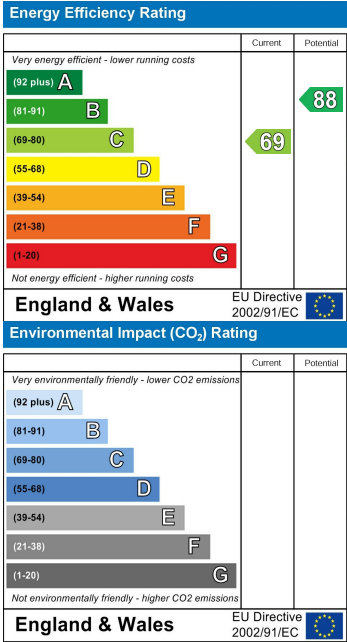
Floor Plan



Area Map



Energy Efficiency Graph



7 Mendip Rise, Brinsworth, Rotherham, South Yorkshire, S60 5LP  
**£800 Per Calendar Month**

This fresh, modern property is available now! It features a spacious lounge with lovely French doors leading to the garden. There is a fabulous panoramic view from the main bedroom, overlooking the distance. Situated in a prime location for many routes, car, public transport or walking, for an easy commute!

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**www.merryweathers.co.uk**

**Merryweathers Residential Lettings Management** 14-16 Ship Hill, Rotherham, S60 2HG

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**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044



Please call 01709 379444 for a viewing of the property.



**Hallway 9'1" x 5'1" (2.77 x 1.55)**



Decorated neutrally with laminate flooring, providing access to:-

**Kitchen 8'4" x 7'6" (2.56 x 2.30)**



This modern, compact kitchen has integrated oven and gas hob with granite worktops and plenty of wooden units with contrasting tiles and laminate flooring.

**Lounge/Dining Room 12'4" x 13'2" (3.77 x 4.02)**



Offering direct access to the back garden through double patio doors, this spacious lounge/dining room is light and airy with a modern, electric fireplace situated on the feature wall. There is also access to a handy under stairs cupboard for extra storage.

**Landing 2'8" x 5'8" (0.83 x 1.73)**

Leading to:-

**Bathroom 7'1" x 5'5" (2.16 x 1.67)**



A three piece, white suite, family bathroom, including, WC, wash basin and bath with a shower over.

**Main Bedroom 10'5" x 13'2" (3.19 x 4.02)**



This lovely double bedroom includes a built in cupboard, with feature wallpaper and amazing views.

**Bedroom Two 10'3" x 6'11" (3.14 x 2.12)**



A single, carpeted bedroom, with feature wallpaper and window overlooking the back garden.

**External**



This beautiful house offers private, enclosed gardens to the front and back. There is also a convenient, shared car park situated at the rear.

**Tenancy Information**

- Rent: £800
- Deposit: £920
- Holding Deposit: £184
- EPC Rating: C
- Council Tax Band: A
- Property Type: Mid Terrace House
- Tenure: Freehold
- Parking Type: Off Street, Communal Parking
- Restrictions: N/A
- Construction Type: Brick
- Heating Type: Gas Central Heating
- Water Supply: Mains
- Sewage: Mains
- Gas Type: Mains
- Electricity Supply: Mains
- Building Safety: N/A
- Rights and Easements: N/A
- Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and

mobile signal/coverage.  
<https://www.openreach.com/>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>  
Planning Permissions: N/A  
Accessibility Features: N/A  
Coal Mining Area: South Yorkshire is a coal mining area  
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.  
<https://www.groundstability.com/public/web/home.xhtml>