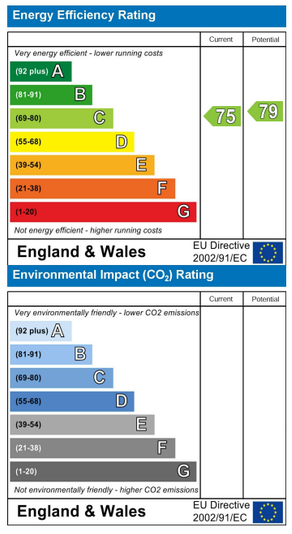
Floor Plan



Area Map



Energy Efficiency Graph



www.merryweathers.co.uk

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Offices also at: Barnsley & Mexborough

Registered Office: 16 Ship Hill, Rotherham, S60 2HG
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mw Est. 1832

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127 St. Marys View, Rotherham, S61 4NJ

£950 Per Calendar Month

Welcome to this charming mid-terrace house located in the desirable area of St. Marys View, Rotherham. This delightful property is an ideal home for families or professionals seeking comfort and convenience.

One of the standout features of this home is the off-street parking, with a driveway accommodating one vehicle. Additionally, the property is equipped with an electric car charging point, making it an excellent choice for those with an electric vehicle.

Situated within easy access to the motorway and there are bus routes available from as close as the end of the street, so this location is perfect for those commuting to nearby towns or cities.

The property will be available for occupancy from the 1st of December, allowing you to settle in just in time for the festive season, so contact Merryweathers before it's too late!

Entrance Porch
Perfect for storing shoes and coats before entering the house.

Hallway



Neutrally decorated, finished with laminate flooring, providing access to:-

Downstairs WC
Including a WC and wash basin.

Kitchen 12'1" x 9'2" (3.70 x 2.80)



A modern, neutral kitchen, providing ample worktop and cupboard space and includes an integrated oven and gas hob with extractor fan above.

Lounge/Dining Room 27'8" x 20'4" (8.44 x 6.20)



Spacious, open-plan lounge/dining room which has neutral décor, laminate flooring and feature fireplace.

Landing



Leading to:-

Bathroom 6'6" x 6'6" (2.00 x 2.00)



Consisting of a three piece, white suite:- WC, wash basin with vanity beneath and bath with shower over.

Bedroom One 17'4" x 9'2" (5.30 x 2.80)



Is a rear facing, double bedroom, neutrally decorated with plush carpets.

Bedroom Two 13'1" x 9'10" (4.00 x 3.00)



Front facing, double bedroom, including a double built in wardrobe.

Bedroom Three 9'10" x 6'6" (3.00 x 2.00)



A single, bright bedroom which would also make the perfect space for an office or playroom.

External



To the front, is a private driveway for off street parking for at least one vehicle. At the rear of the property, is a low maintenance, paved garden with an outhouse for extra storage.

Tenancy Information
Rent: £950.00
Deposit: £1,069 or Reposit Guarantee Scheme
Holding Deposit: £219.00
EPC Rating: C
Council Tax Band: A
Property Type: Mid Terrace House
Parking Type: Private Driveway
Restrictions: N/A
Construction Type: Standard
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