

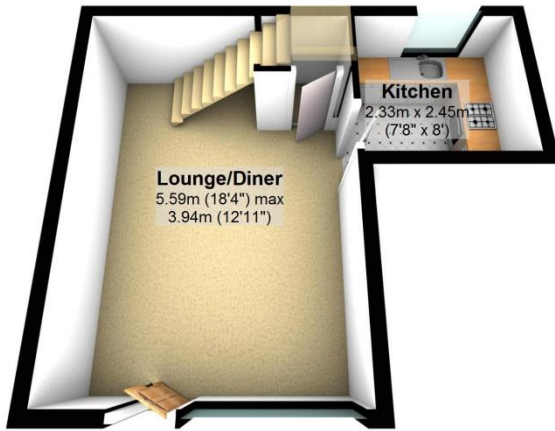


Monthly Rental of £575

Viewing: By appointment with Watts To Let 01884 253309

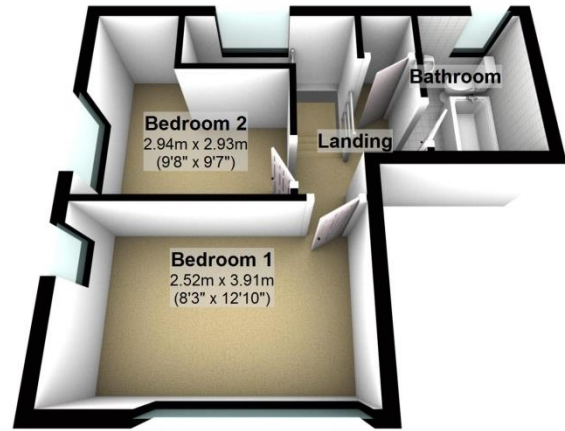
Ground Floor

Approx. 27.4 sq. metres (295.4 sq. feet)



First Floor

Approx. 27.9 sq. metres (299.8 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)

Floorplans for information purposes only. Not to scale.
Plan produced using PlanUp.

PROPERTY: Well presented 2 bedroom house conveniently situated within easy walk of the town centre. Admin fees apply.

DIRECTIONS: From the town centre market car park carry straight across Newport Street into Castle Street and bear right at the end into Silver Street. Turn left at the T-junction into Park Street then right into Belmont Road, where the property will be seen on the right.

SERVICES: All mains services. Gas central heating.

COUNCIL TAX: B

EPC RATING: C: 71. A full EPC report is available on request or can be viewed on our website.

LETTINGS: The property is available to rent unfurnished on a 6 month Assured Shorthold Tenancy Agreement.

RENT: £575 per calendar month, exclusive of all charges.

DEPOSIT: £575 returnable at the end of the tenancy, subject to any deductions.

AGENCY FEES: A £200 holding fee will be required to secure this property. This is non-refundable if referencing is unsuccessful or if you withdraw your intentions to proceed. This holding fee covers part of the cost of administration of the tenancy agreement at £70, plus VAT and referencing at £50 plus VAT per person.

AVAILABLE DATE: Immediate.

NOTE: No pets, no smokers.