



3a Broadweir | The Lane | Easton | PE28 0UB

Rent £800 pcm

- Annex
- One Bedroom
- Conservatory
- Village Location
- Initial 6 Month Term
- EPC Rating 'E'
- On Road Parking
- Council Tax Band 'A'
- No Pets
- Available NOW

FAQ's
Council Tax Band: A
Pets: Not Allowed
Smoking: Not Allowed

Application Process
Holding Deposit
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord dedining. We will retain the holding deposit if, for any reason, false or misleading information is given that affects the decision to let the property to you, you fail the "Referending," you withdraw from the agreement or you fail to take all reasonable steps to enter into the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

Deposit
The deposit is equal to 5 weeks rent.

Tenant Fees
Changes to the Tenancy Agreement - **£50 inc VAT**
Standard Door Key Replacement - **£10 inc VAT**
Specialist Door Key Replacement - **£20 - £50 inc VAT**
Fob Replacement - **£50 inc VAT**

HALLWAY Front Door to Side: Storage Cupboard: Cupboard housing Immersion Heater: Doors to Kitchen, Lounge, Bedroom and Shower Room.

KITCHEN 5' 09" x 8' 08" (1.75m x 2.64m) Window to Rear: Electric Cooker: Plumbing for Washing Machine.

LOUNGE 12' 07" x 15' 06" (3.84m x 4.72m) Patio Doors to Rear: Electric Heater: Sliding Doors to Conservatory.

CONSERVATORY 14' 06" x 11' 06" (4.42m x 3.51m) Part Brick Built UPVC Conservatory looking onto Garden.

BEDROOM 11' 08" x 9' 11" (3.56m x 3.02m) Obscured Window to Side: Electric Heater.

SHOWER ROOM 5' 08" x 5' 08" (1.73m x 1.73m) Three Piece Suite: WC: Wash Hand Basin: Shower Cubicle with Electric Shower: Electric Heater.

OUTSIDE On Road Parking: Communal Garden Shared with Landlord.

ADDITIONAL INFORMATION The Landlord lives in the neighbouring property.
Water rates are included in the rent.

