



House - Mid Terrace (EPC Rating: )

# 3 TAN HOUSE COURT MUCH COWARNE, HR7 4JE

Per month

# £1,150 Per



# 3 Bedroom House - Mid Terrace located in Much Cowarne

Grade 2 listed barn conversion,

3 Bedrooms,

Parking for 2 cars,

Garage,

Garden,

Large breakfast kitchen,

Lounge with wood burning stove,

Private garden,

EPC C.

## Hallway

11'10" x 6'0"

## Downstairs WC

5'4" x 2'11"

## Lounge

11'8" x 19'16'0"

## Kitchen

17'8" x 10'7"

## Utility Room

5'4" x 4'11"

## Landing

## Bedroom One

13'10" x 10'2"

## Bedroom Two

11'8" x 7'8"

## Bedroom Three

8'5" x 7'6"

## Family Bathroom

9'10" x 7'6"

## Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £36,000

Should a guarantor be required to support an application, an income of £43,200 would be required.

## Disclaimer

These particulars are prepared for guidance only.

They are intended to give a fair and overall description

of the property and do not constitute the whole or any part of an offer or contract.

Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment.

The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

## Holding Fee

A Holding Fee of one week's rent will be payable when an application is submitted. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

## Services And Expenditure

Services - Mains electricity, drainage and water.  
Mains gas central heating.



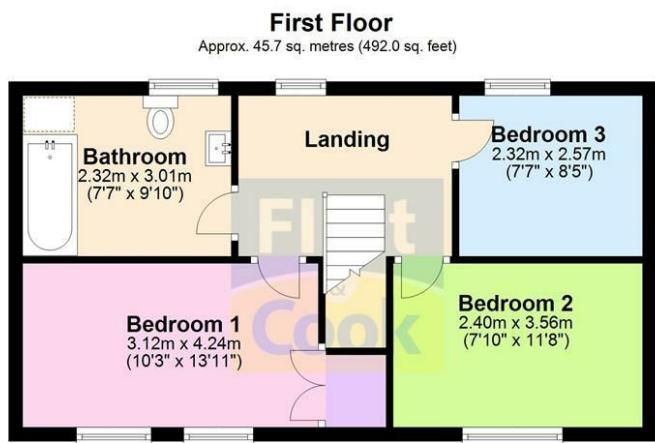
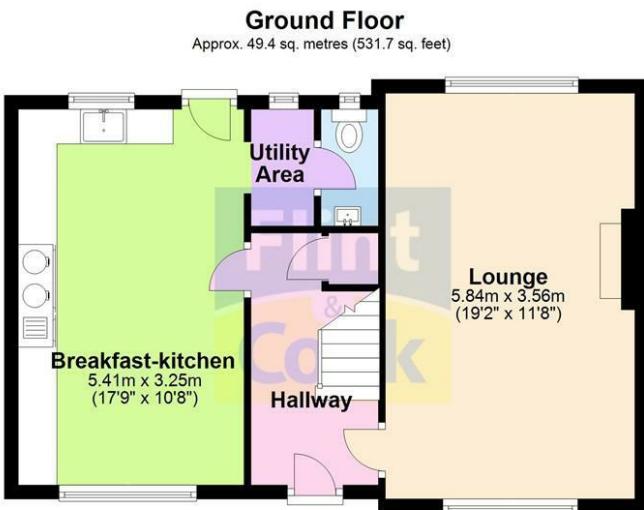
Council Tax - Band D

Broadband Connectivity - 123Mbps Download. 123Mbps Upload - Ultrafast - Source Ofcom

#### **Viewings**

Viewings are strictly through the agent. To book a viewing please call 01885 488166 with our lettings department.





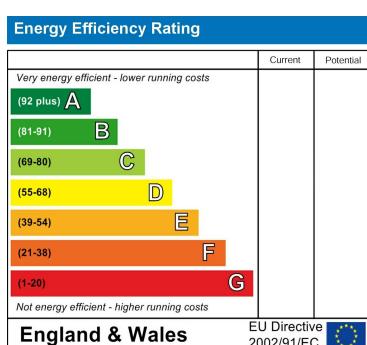
Total area: approx. 95.1 sq. metres (1023.7 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

Council Tax Band

D

Energy Performance Graph



Call us on

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**<https://www.flintandcook.co.uk/>**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.