



PEBBLE COTTAGE, BECK STREET, LN4 3NE  
**£560 PER MONTH UNFURNISHED**

# IDYLIC SEMI-DETACHED COTTAGE LOCATED IN A POPULAR VILLAGE WITH GOOD LOCAL AMENITIES

Winkworth

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## **DESCRIPTION:**

UNFURNISHED Idyllic semi-detached cottage located in a popular village. The accommodation briefly comprises of two double bedrooms, family bathroom having white suite with bath and mixer shower attachment, kitchen/breakfast room and reception room with wooden flooring and log burner. The property benefits from many character features, gas central heating, uPVC double glazed windows and a large conservatory overlooking beautiful large gardens to the rear. A detached brick built office/garden room further compliments this property. Early viewing is highly recommended to avoid disappointment. EPC Rating E. Tenant Fees apply. Deposit £840.00

### **CLEAR PRICING POLICY**

#### **Applying For a Tenancy**

Once you have viewed the property, and the landlord has agreed to send you for referencing, all intended occupants, over the age of 18 years, are required to fill out an online application form.

You will be required to pay a fee on submitting your application (all inclusive of VAT)

Single Application Fee £95.00

Joint Application Fee £190.00

Guarantor Application Fee £95.00

#### **\*\* NOTE\*\***

Once the application fee has been received and you have filled out your online application form, the application fee will become NON REFUNDABLE. Further fees are payable when signing the tenancy agreement and throughout the tenancy, call Winkworth Lettings for further information .

