



35 Rectory Rd

£675 pcm

Two bedroom mid terraced house available to rent. It comprised of a large lounge/diner, fitted kitchen, Modern bathroom, two bedrooms, rear garden and single garage.
To view this property please contact Smart Let Wales.

Double Glazing | Fireplace | Fitted Bathroom | Fitted Kitchen | Garage | Garden |

01495239686

info@smartletwales.co.uk

*******Available Now*******

Two bedroom mid terraced house available to rent in Crumlin . It comprised of a large lounge/diner, fitted kitchen, Modern bathroom, two bedrooms, rear garden and single garage.
To view this property please contact Smart Let Wales.

Council Tax Band: A (BGCBC)
Deposit: £675
Holding Deposit: £155.76
Garden details: Private Garden

Lounge/diner

w: 4.65m x l: 6.33m (w: 15' 3" x l: 20' 9")

Smooth plastered ceiling and walls, carpet, radiator, two UPVC double glazed windows, feature fireplace.

Kitchen

w: 2.08m x l: 3.71m (w: 6' 10" x l: 12' 2")

Wood panelled ceiling with part tiled walls, tiled flooring , radiator, UPVC double glazed window and door to side.
Range of wall and floor units with worktop, integrated gas hob and electric oven, single bowl stainless steel sink

Bathroom

w: 1.99m x l: 2.44m (w: 6' 6" x l: 8')

Smooth plastered ceiling and part tiled walls, vinyl flooring, radiator, UPVC double glazed window to rear.
Large walk in shower with glass enclosure, washbasin in vanity unit, low level W.C

Bedroom 1

w: 2.7m x l: 3.74m (w: 8' 10" x l: 12' 3")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to front

Bedroom 2

w: 1.81m x l: 2.76m (w: 5' 11" x l: 9' 1")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to front

Garden

area of hardstanding by the back door, steps leading to two separate areas laid with gravel and a pathway leading to a single garage with gated access from the main road to the rear.

Please note

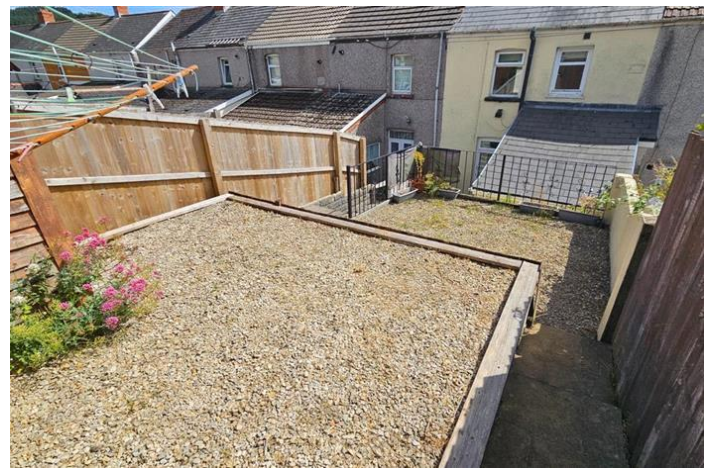
Holding fee of one weeks rent, required income for this property is £20,250

The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement or fail to take reasonable steps to enter a tenancy agreement.

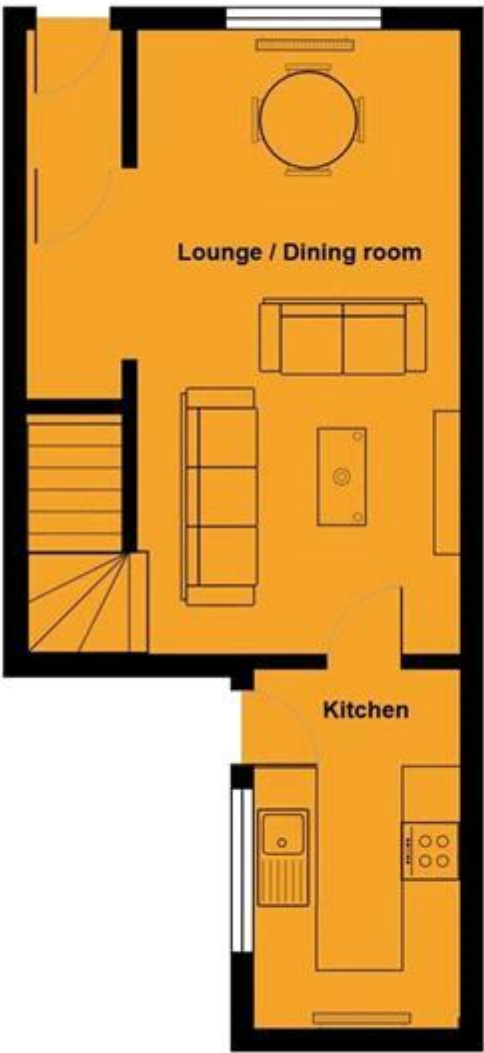
On completion of a tenancy agreement the holding deposit amount will be deducted from the first months rent payment.
Bond £675

COUNCIL TAX BAND = A





 **Reposit**
Rent without a deposit



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.