



# THE COACH HOUSE, PATTON

RENT PCM: £935

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## The Property

A 3 bedroom house set in a rural open countryside location. Accommodation comprises of lounge with wood burner, kitchen/breakfast room, 2 double bedrooms each with en-suites and 1 single bedroom. Outside is a large garden, maintained by the Landlord and a communal outhouse for storage. There is allocated parking and plenty of visitor parking. Council tax band C. Water included. B4RN full-fibre broadband available. EPC rated D. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £215, equivalent to one weeks rent, will be payable upon application, and before references are sought. Subject to satisfactory references and before the commencement of a tenancy, a Tenancy Deposit of £1,075, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		82
69-80	<b>C</b>		
55-68	<b>D</b>	64	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

