



THORNBUR COTTAGE, BENTHAM

RENT PCM: £700


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THE RESIDENTIAL LETTING SPECIALISTS

A delightful 2 bedroom bungalow comprising of a kitchen, lounge with wood burner, 2 double bedrooms and shower room. Outside is a large back garden and great country side views. There is off road parking for 2 cars and a separate garage. Council tax band A. EPC rating F (Exempt from Minimum Energy Efficiency Standards (MEES) Regulations). Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

A Holding Deposit of £161, 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 £805, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Available NOW.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>29</p>	<p>Potential</p> <p>90</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p> 		<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p> 