

## THORNBER COTTAGE, BENTHAM



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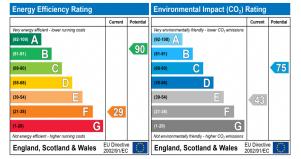
01539 736 999 www.turnerscott.co.uk

## **The Property**

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.



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. The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.











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