



£1,100 PCM  
NEW LEAF COTTAGE THE DIGGINGS, ST HELENS, IOW, PO33 1UW



Seafields

## VERY CHARMING AND CONVENIENT!

Ideally positioned for St Helens village centre and local amenities - as well as an easy walk down to the harbour and beaches - this unfurnished SEMI-DETACHED HOUSE is certainly worth a visit! The accommodation comprises a sitting room, separate fitted kitchen plus 3 BEDROOMS and a first floor bathroom. Benefits include downstairs w.c., gas central heating, double glazing, a good sized, easy to maintain REAR GARDEN plus off-road PARKING.

Available: Mid March \* Deposit: £1265 \* Council Tax Band: C \* EPC Rating: C

### HALLWAY:

A welcoming hall with coat cupboard and additional understairs cupboard. Laminate wood-effect flooring which flows through to the kitchen and w.c. Doors to:

**DOWNSTAIRS W.C.:** 2.36m x 0.91m (7'9 x 3'0)

Comprising of a w.c. and wash hand basin. Obscured glass window to side. Radiator.

**KITCHEN:** 3.48m x 2.34m (11'5 x 7'8)

A bright room with window to front. Good range of white cupboard and drawer units with contrasting work surfaces over incorporating white ceramic sink and mixer tap. Built in electric oven and hob. Space and plumbing for washing machine, dishwasher and fridge freezer. Wall mounted combination boiler.

**SITTING ROOM:** 4.27m x 3.48m (14'0 x 11'5)

Well proportioned room with double glazed window and French doors to rear garden. Feature fireplace with log effect electric fire, carpets, Telephone and TV points. Curtain poles. Radiator.

### FIRST FLOOR LANDING:

Carpeted landing. Doors to:

**BEDROOM 1:** 3.25m x 2.95m (10'8 x 9'8)

Carpeted double bedroom with double glazed window to front. Built in cupboard with hanging rail. Roller blind. Radiator. Telephone and TV points.

**BEDROOM 2:** 3.56m x 2.29m (11'8 x 7'6)

Small double bedroom with window overlooking rear garden. Roller Blind, carpet. Radiator

**BEDROOM 3:** 2.34m (ext to 3.58m x 1.83m (7'8 (ext to 11'9 x 6'0)

Single bedroom with window overlooking rear garden, carpet. Radiator

**BATHROOM:** 2.26m x 1.60m (7'5 x 5'3)

Fully tiled with window to side and extractor fan. Large walk in shower with rainwater shower head and additional hand set. Low level w.c. Mirror fronted vanity cabinet. Radiator.

### OUTSIDE:

Enclosed via fencing, comprising paved patio with trellis archway to artificial lawn, flower beds, decked area; garden shed; water butt. Hard standing for at two cars at front of property.

### TENANTS' PERMITTED FEES:

LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

Deposit: Equivalent to 5 weeks' rent (as above)

Any changes to the tenancy agreement at tenants request: £50 per change; Key replacement if lost

Tenant's request for the early termination of the tenancy agreement:

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

During the tenancy (payable to the provider) if permitted and applicable

Utilities - gas, electricity, water; - Communications - telephone and broadband; Installation of cable/satellite; Television licence; Council Tax



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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