



**St Boniface Close, Beacon Park**

**Price £650 pcm To Let**

Novahomes Lettings present this two bedroom terraced home situated in Beacon Park benefiting from an entrance porch, lounge, extended kitchen/dining room, two bedrooms, driveway parking, DG, GCH & enclosed southerly facing rear garden. May accept pets/housing benefit. Viewings available in June property available July unfurnished.



Please contact Jo Lines and her team at Novahomes Lettings Ltd for more information

Telephone: 01752 206040 Email: [lettings@novahomes.co.uk](mailto:lettings@novahomes.co.uk)



Deposit is equivalent to one months rent plus an additional £100 (i.e. if rent is £625 then the deposit will be £725), which will be held with the DPS. In order to proceed with an application for a property a fee of £250 + VAT (£300) is required to cover referencing and administration charges. Further charges will apply if there are more than two people over the age of 18 or if a guarantor is required. If a pet is accepted an additional pet deposit of £150 will be taken to cover carpet cleaning and fumigation at the end of the tenancy.

Please call us on 01752 206040 for further information.

ACCOMMODATION COMPRISES

Porch 4'5" (1.35m) x 3'10" (1.17m)

Lounge 14'4" (4.37m) x 11'7" (3.53m)

Dining Room 11'7" (3.53m) x 7'10" (2.39m)

Kitchen 10'6" (3.2m) x 7'11" (2.41m)

FIRST FLOOR

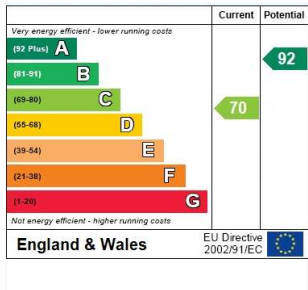
Bedroom One 11'8" (3.56m) x 8'6" (2.59m)

Bedroom Two 11'8" (3.56m) x 6'10" (2.08m)

Bathroom

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE TENANTS.

The agent responsible for the information here is Jo Lines, Managing Director of Novahomes Lettings Ltd and can be contacted on the number overleaf.