



## The Wing, Welwyn Route de Cobo, Castel

To Let at: **£950 per month** **Local Market Rentals**

Lounge/dining room, kitchen, bedroom, shower room. Parking for one car and lawned garden.

To arrange a viewing please call **236039**

[www.cooperbrouard.com](http://www.cooperbrouard.com)



A low maintenance one bedroom semi-detached bungalow conveniently located and nearby to local amenities. The property benefits from a neatly raised front lawned garden and allocated parking for one car. The accommodation is well-portioned throughout and is an ideal and comfortable home for a single person.



**Entrance hall 10' x 4'** uPVC wood effect door to front with glazed inserts, top light over and glazed panels to either side.

**Kitchen 12'2 x 10'** average Fitted with a range of white hand-painted units with marble effect work surface incorporating a single bowl single drainer sink. Space for fridge/freezer. Cupboard housing the immersion heater. Window to front.

*Appliances:* Hotpoint electric hob oven and grill with extractor over.

**Lounge/dining room 12' x 12'** Windows to front and side.



**Bedroom 12' x 12'** Sink with cupboards below and tiled splash back. Window to front.

**Shower room 5' x 4' + recess** Fitted with a three piece suite comprising shower cubicle, basin and wc. Tiled floor.

**EXTERIOR** The property is approached over a shared driveway and around to the rear, where The Wing has parking for one car. Access to the garage for use of the washing machine.





**LEASE**

**Term** 1 year minimum  
**Rent** £950 per month  
**Deposit** Equivalent to 1½ month's rent  
**Available** Immediately

**RESTRICTIONS** Strictly no children, pets, smokers or sharers.

**ADDITIONAL COSTS** Electricity and telephone. Insurance on personal possessions.

**Personal References** From two professional people over 21 years of age, unrelated to the prospective tenant and who have known the prospective tenant for at least three years and can vouch for the prospective tenant's good character and suitability as a tenant.

**Bank Reference** A bank reference requested by Cooper Brouard and authorised by and at the cost of the prospective tenant is required confirming the prospective tenant is able to pay the rent on a regular basis.

**Proof of identity** Copy or sight of passport or driver's licence and last three utilities bills.

**Housing licence (if applicable)** TRP n/a

Proof that a housing licence has been granted stating the specified TRP. A housing licence will be required for each individual if the property is to be occupied by persons that are not your immediate family.

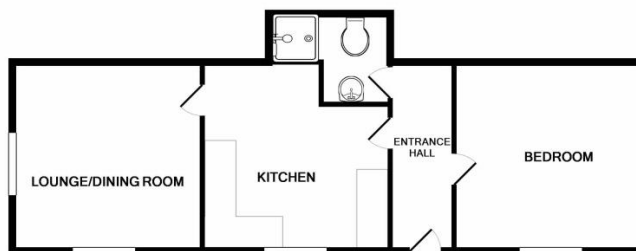


**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, mains drainage, oil central heating (controlled by the main house), uPVC double glazing.

**Finding the property:** From L'Aumone traffic lights travel west and the property is the last bungalow in the row of properties on the left hand side before the first right hand corner.

**Perry's ref:** 15 H3 TRP n/a



These particulars are supplied on the understanding all negotiations are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.

