



## Elmhurst Lane, Street - 2 Bed Bungalow



## Elmhurst Lane, Street, BA16 0HH

Monthly Rental Of £950

Situated within a short walk from the High Street and Clarks Village, this bungalow comprises of 2 bedrooms, living area, fitted kitchen, utility room, white bathroom suite and garden with patio area and pond. Street parking, EPC-TBA, CTB-C, GCH.



## Ground Floor

### **Kitchen - 6' 6" x 7' 9" (1.975m x 2.36m)**

Fitted kitchen with fitted wall and base units, oven and electric hob with extractor hood above, stainless steel kitchen sink, shelving and a window looking out into the rear garden.

### **Living Room - 12' 8" x 15' 5" (3.86m x 4.7m)**

Living room with french doors leading out to the patio, double glazed windows.

### **Bedroom 1 - 13' 11" x 11' 0" (4.25m x 3.36m)**

Front aspect double bedroom with bay windows and a central heated radiator.

### **Bedroom 2 - 11' 9" x 12' 0" (3.59m x 3.67m)**

Front aspect double bedroom with bay windows and a central heated radiator.

### **Family Bathroom - 5' 8" x 7' 6" (1.72m x 2.29m)**

White bathroom suite with bath and shower above, wash hand basin pedestal with mirror above, white wc, towel rail and radiator.

## **Utility Room**

accessed from the rear garden this utility comprises of a worktop, wall and base unit

## Outside

The garden includes front and rear access, patio area and pond. Access to the utility room. Street Parking.

## Tenant Fees

### **Holding Deposit - £219**

(One weeks Rent)

### **First month's rent - £950**

### **Security deposit - £1,096**

For a full list of our fees please visit our website or office.

**Client Money Protection** - Busybee Lettings is a member of Safeagent, all safeagent accredited firms are part of a Client Money Protection (CMP) Scheme which offers recompense to tenants and landlords of rent, unprotected deposits or other client funds in the event that monies have been misappropriated or fraudulently used by a safeagent firm.

<https://www.safeagents.co.uk>

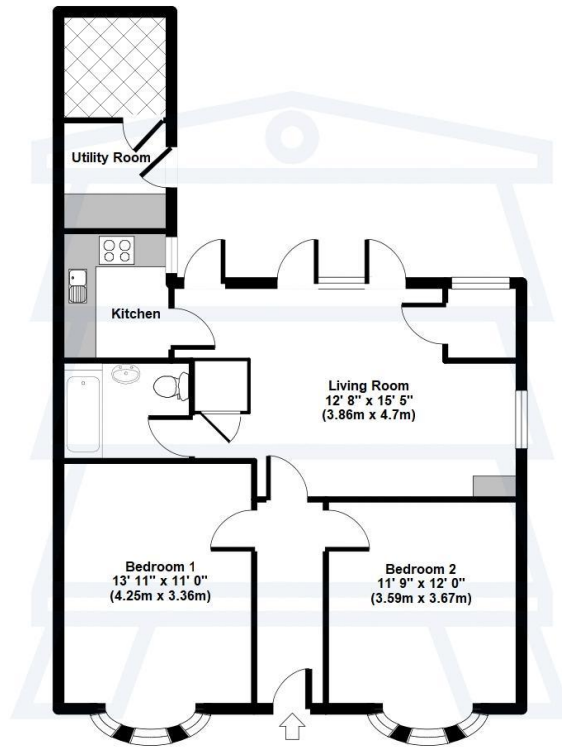
**The Property Ombudsman** - Busybee Lettings is a member of The Property Ombudsman

<https://www.tpos.co.uk>

- **2 Bedroom Bungalow**
- **Short Walk From The High Street**
- **Fitted Kitchen with Oven & Electric Hob**
- **White Bathroom Suite**
- **Utility Room**
- **Gas Central Heating**
- **Garden with Patio Area and Pond**
- **Street Parking**
- **Council Tax Band - C - £2,050.21(2024/25)**
- **Annual Household Income of £28,500pa**  
(Not all types of income may be accepted)



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Ground Floor

\*All room measurements and layouts are approximate.

## Viewing Arrangements

If you are interested in viewing this property, please contact us to arrange an appointment.

Office: 01458 898008

Email: [enquiries@busybeelettings.co.uk](mailto:enquiries@busybeelettings.co.uk)

Office Hours: Mon. To Fri. 9am to 5pm, Sat 9am to 12pm.

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