



RECTORY CLOSE, BIRKENHEAD, CH42 0NP

£750 PCM



Two-bedroom over-55s bungalow available to rent in a quiet cul-de-sac, featuring a spacious living room, wet room, and access to well-maintained communal gardens.



- Over 55's Only
- Shower/Wet Room
- Communal Gardens

- Off Road Parking (Non Allocated)
- Council Tax Band A
- Viewings Recommended - Call Today!





Situated in a quiet cul-de-sac and available to rent, this well-presented two-bedroom bungalow offers comfortable, low-maintenance living in a peaceful residential setting. Please note the property is subject to an over-55s occupancy restriction.

The accommodation briefly comprises a bright and spacious living room, a practical galley-style kitchen, two bedrooms, and a wet room/shower room. A central hallway with a useful storage cupboard, housing the gas combi boiler, connects the rooms and provides an easy, convenient layout ideally suited to later-life living.

Externally, the bungalow benefits from a communal, neatly maintained rear garden, perfect for relaxing, as well as non-allocated off-road parking to the front of the property.

Available now (subject to referencing), this lovely bungalow is ideal for tenants seeking a quiet home within a friendly community. Early viewing is highly recommended.

Property Viewings

Our adverts include photos, descriptions and, where available, video tours and floor plans. After reviewing the advert, please call us to request a viewing. We'll ask qualifying questions and arrange an appointment, which may be conducted alongside others due to demand.

Following the viewing, the agent will provide application details.

Application Process

All applicants aged 18 or over must complete a registration of interest form for review. Following this, applicants will be required to complete an online application form via our referencing partner.

All required documents must be submitted at application stage for review; incomplete applications will not be accepted.

Guarantors

A guarantor may be required, subject to referencing or our client's requirements.

Guarantors are jointly liable for obligations arising under the tenancy agreement, including rent arrears, damage, tenant conduct, and reasonable post-tenancy costs and debt recovery, subject to the terms of the guarantor deed.

Guarantors must complete an application form and have sufficient income to cover potential liabilities. As a guide, this should be equivalent to three times the annual rent. Liability may continue beyond any fixed term where the tenancy continues, subject to the terms of the guarantor deed.

Holding Fee

Once your application is complete and reviewed, a holding fee (maximum one week's rent) will be requested. The property will not be held or processed until this is paid.

In accordance with the Tenant Fees Act 2019, the holding fee will be held for up to 15 days from the date of payment, unless a different deadline for entering into the tenancy is agreed in writing.

The holding fee is non-refundable if you withdraw, provide false or incomplete information, fail Right to Rent checks, or fail to take reasonable steps to enter into the tenancy.

Move-In

Once approved, you'll receive an acceptance letter by email outlining next steps and how to confirm your move-in date.

Tenancy agreements, guarantor deeds, and related documents must be signed online before move-in. Rent and deposit must be paid by bank transfer on or before move-in day, as stated in the acceptance letter.

Deposit

The deposit is equal to five weeks' rent and is payable on or before move-in day.

Pets

Pets must be declared on your application form. If permitted at the property, they will be recorded in the tenancy. Additional tenancy

terms may apply if pets are accepted. Please confirm pet acceptance before applying.

Your Details (GDPR)

For enquiries and viewings, your personal data will be retained for no longer than six months. Your details will not be shared with third parties unless necessary such as referencing.

Right to Rent (UK Home Office)

All tenants must pass Right to Rent checks, regardless of nationality. Supporting documents will be requested upon application. A government code of practice is available online for further guidance.

Disclaimer

Property details are provided in good faith as a general guide and do not form part of any offer or contract. Measurements are approximate; please verify dimensions before purchasing furniture or flooring.

Prospective tenants should make their own enquiries regarding furnishings, parking, and condition. Identification will be required during referencing and, where applicable, to comply with Money Laundering Regulations. Neither ABC nor its staff are authorised to make representations or warranties beyond these particulars.

Council Tax Band: A (Wirral Borough Council)

Deposit: £865

Holding Deposit: £170

Parking options: Off Street, Residents

Garden details: Communal Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Accessibility measures: Wet room

Entrance Hallway

w: 0.91m x l: 2.7m (w: 3' x l: 8' 10")

UPVC Door, Carpeted Hallway.

Utility

w: 0.58m x l: 0.78m (w: 1' 11" x l: 2' 7")

Storage Cupboard: Gas Combi Boiler

Kitchen

w: 1.73m x l: 3.53m (w: 5' 8" x l: 11' 7")

Wall & Base Units, Sink with Mixer Tap, Vinyl Flooring, Plumbing for Washing Machine.

Shower Room

w: 1.66m x l: 1.59m (w: 5' 5" x l: 5' 3")

Wet Room, Electric Shower, Basin, WC, Heated Towel Rail, Extractor.

Living Room

w: 3.56m x l: 5.36m (w: 11' 8" x l: 17' 7")

Gas Feature Fireplace, Laminate Flooring, Radiator, UPVC Sliding Doors to Communal Garden.

Hall

w: 0.96m x l: 1.65m (w: 3' 2" x l: 5' 5")

Carpeted.

Bedroom 1

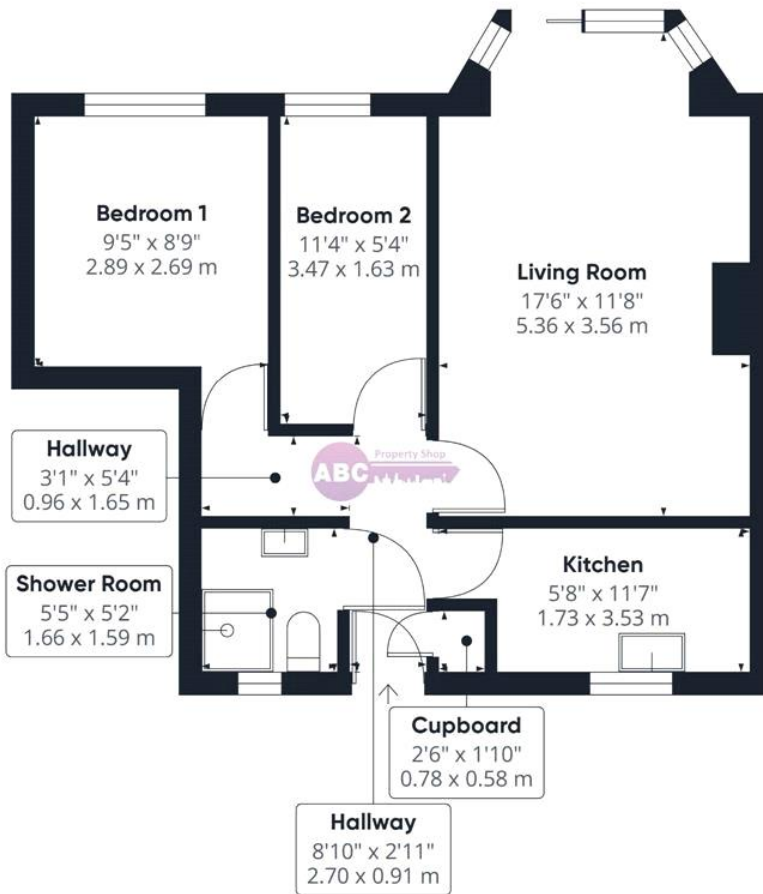
w: 2.69m x l: 2.89m (w: 8' 10" x l: 9' 6")

Carpeted, Radiator.

Bedroom 2

w: 1.63m x l: 3.47m (w: 5' 4" x l: 11' 5")

Carpeted, Radiator.



Approximate total area⁽¹⁾
 472 ft²
 44 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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.

