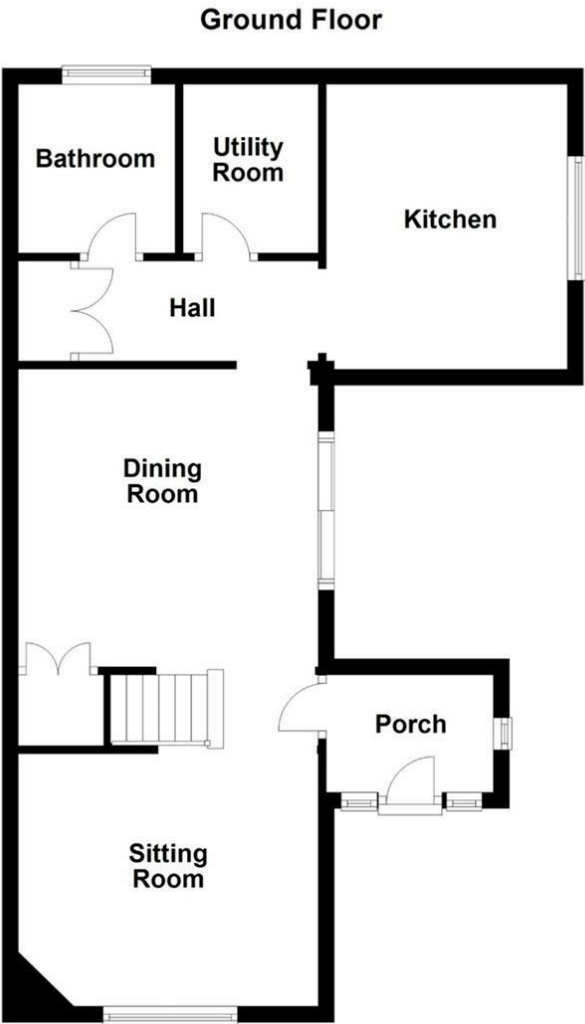




Ground Floor

Front entrance door to:

Porch

Sitting Room
3.77m (12'5") x 3.18m (10'5")

Dining Room
3.76m (12'4") x 3.75m (12'4")

Hall
Airing cupboard.

Kitchen
3.59m (11'9") x 3.03m (9'11")

Utility Room
1.93m (6'4") x 1.73m (5'8")

Bathroom

First Floor

Landing
Radiator.

Bedroom 1
3.77m (12'5") max x 3.37m (11'1")

Bedroom 2
2.76m (9'1") x 2.24m (7'4")

Bedroom 3
2.46m (8'1") x 2.39m (7'10")

Outside
The property benefits from a front, side and rear garden which is bordered by a brick wall. The front and side garden is mainly laid to lawn and planted with a variety of trees,

flowers, shrubs and bushes. The rear garden has been paved and laid with gravel for low maintenance. The property also benefits from parking located to the front.

Agent Note
Pictures were taken before the last tenant moved into the property and are due to be updated shortly.

Further Information:
Council Tax Band: B
EPC Rating: E
Minimum annual earnings required to pass referencing: £37,500

Holding Deposit
At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.

Tenant Reference and Credit Checks
As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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£1,250 PER MONTH
MANOR FARM COTTAGE
HOLYWELL, PE27 4TQ

PROPERTY SUMMARY

This lovely cottage is situated in one of the area's most sought-after locations. The accommodation includes three bedrooms, two reception rooms, a kitchen, a utility room and a bathroom. There is a front, rear and side gardens. Deposit £1,350. Available end of October

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