





14 FALCON PLACE

AISKEW, BEDALE, DL8 1FQ

£900 PCM

A well presented detached bungalow with off street parking, situated in a quiet residential cul de sac close to Bedale town centre. The property offers an excellent double bedroom, a single bedroom, bathroom, sitting room and kitchen with a rear conservatory/utility providing bonus space which leads out to the enclosed private garden, all in a contemporary style.

NORMAN F.BROWN

Est. 1967

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• No Smoking • Council Tax Band C • EPC Rating B (82) • Holding Deposit: £207 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £1035





TERM

Assured Periodic Tenancy

RENT

£900 per calendar month in advance, exclusive of rates and all other outgoings.

HOLDING DEPOSIT

£207 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£1035

CONTENTS INSURANCE

The tenant is responsible for arranging their own contents insurance.

APPLICATION PROCESS & FEES

All applicants shall be requested to complete detailed application forms. We shall undertake comprehensive reference checks which will include right to rent ID checks in accordance with the Immigration Act 2014. In accordance with the Tenant Fees Act 2019 we request that the prospective tenant(s), to reserve the property and to demonstrate commitment to rent the property whilst reference checks take place, pays a holding deposit to ourselves which is equivalent to not more than one week's rent, which shall be put towards the deposit payable at the start of the tenancy (and shall be held subject to conditions, further details upon request).

We are a member of the, The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email admin@tpos.co.uk, website www.tpos.co.uk

Our clients account details are as follows: NFB & DB & JF Brown Clients Account At Barclays Bank, Market Place, Richmond. This account is not interest bearing.

As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a client's money protection scheme of which we are a member (further details available upon request).

RESTRICTIONS

No Smokers.

Please note you must have earnings/income of £27,000 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

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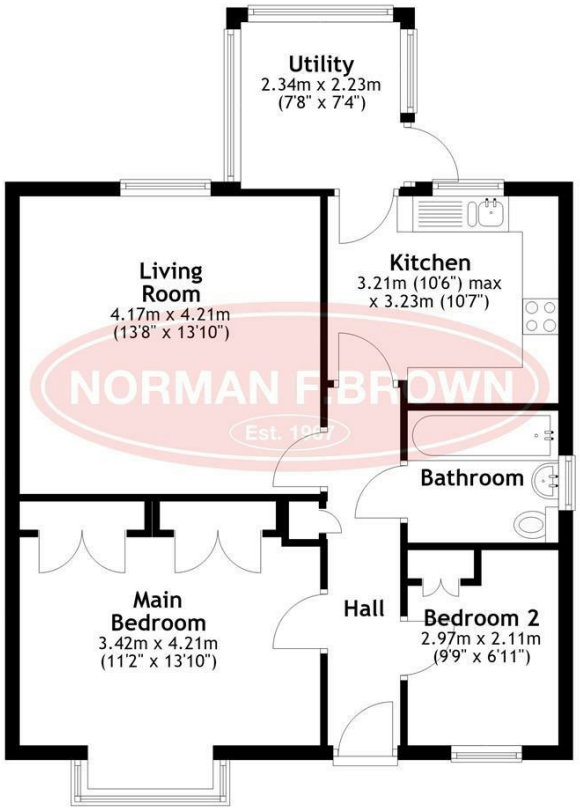






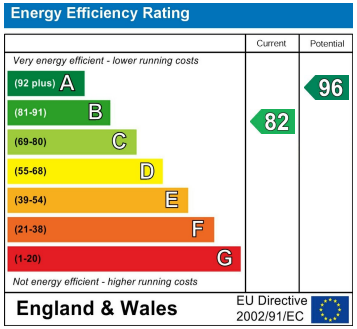
Ground Floor

Approx. 66.0 sq. metres (710.8 sq. feet)



Total area: approx. 66.0 sq. metres (710.8 sq. feet)





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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