



# Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

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## 2 Street Cottages Nr Wentworth S62 7SF

**TO LET Unfurnished**  
**Guide Rent £550 pcm**

*Delightful end terraced cottage with large garden*

### Location

The cottage is located off Street Lane (off Coley Lane), near the village of Wentworth.



### The accommodation comprises (see floor plan over):

Living room, dining room (with garden access) stepping down into a compact kitchen area.

### Outside

External WC, large garden and private parking.

### Services

All main services including gas combi central heating.

### Council Tax – Band B

### Term

The property will be available on an Assured Shorthold Tenancy for an initial term of 12 months.

### Rental

Offers of rental are invited in the region of £550 per calendar month payable monthly in advance by bank standing order.

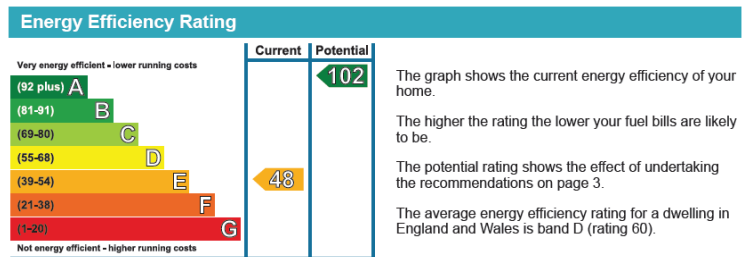
The Tenant will be fully responsible for all other outgoings on the property.



### Deposit

A deposit of one month's rent will be payable prior to commencement of the Tenancy and will be returned on termination, subject to all commitments having been met by the Tenant.

### Energy Efficiency Rating



### Applications:

*Please see [Virtual Tour](#) (link on the property post).*

Due to covid-19 restrictions our normal letting routine has been amended to meet government guidance.

If you are interested in this property in the first instance please complete the revised application form (downloadable from the property page).

*Please note this is different to the standard application form you may have completed previously.*

Applications will be shortlisted and a limited number of applicants invited to view the property.

If you have any queries please **email** [office@wentworthestate.co.uk](mailto:office@wentworthestate.co.uk). Due to limited staffing we are unable to respond to telephone queries.

Particulars prepared: March 2020 Ref: ME 634

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The Fitzwilliam Wentworth Estate gives notice (i) The particulars are set out as a brief outline only to indicate availability and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility. Any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of the Fitzwilliam Wentworth Estate has any authority to make or give any representation or warranty in relation to this property.

