

Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

Estate Office • Wentworth • Rotherham South Yorkshire • S62 7TD Telephone 01226 742041 • Fax 01226 350292 Email office@wentworthestate.co.uk www.wentworthestate.co.uk

Dawn Cottage 4 Church Drive, Wentworth, Rotherham, S62 7TW

TO LET Unfurnished Guide Rent £800pcm

Spacious Semi-detached Stone Cottage

Location:

Fronting Church Drive, off Main Street in Wentworth Village with views of the Old Church from the rear of the property



Accommodation:-

Ground floor comprising a kitchen, sitting room and storage/pantry. Upstairs there are two double bedrooms, an attic bedroom and family bathroom.

Outside:-

Yard area with outbuildings and parking for one car.

Services:

Mains electric, water, sewerage and gas combi-boiler central heating.

Term

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

Council Tax Banding: Band D.



Rental

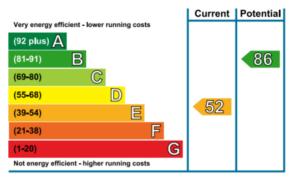
Offers of rental are invited in the region of $\pounds 800$ per calendar month payable monthly in advance by bank standing order. The Tenant will be fully responsible for all other outgoings on the property.

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

4 Church Drive, Wentworth, Rotherham, S62 7TW



To view:

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) and return to office@wentworthestate.co.uk.

Particulars prepared: November 2020 Ref: AT 515

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.

Photographs & Floor Plan



















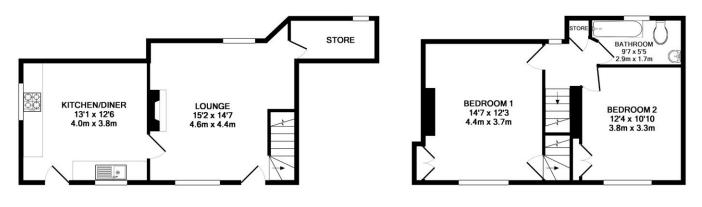


GROUND FLOOR





2ND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.0 SQ.M.)

Whist every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix @2019

