

Bill McKelvey

76 Main Street Saint field BT24 7AB
www.billmckelvey.co.uk

Estate Agent
Auctioneer
Property Consultant

TO LET

72 Church Road Crossgar



A charming detached cottage in a tranquil location two miles from the amenities of Crossgar.

Score	Energy rating	Current	Potential
92+	A	97 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- 2 Double bedrooms both en suite
- Kitchen and utility room
- Impressive living / dining room
- Oil fired central heating
- PVC double glazing
- Unfurnished

Rent: £1,000 per calendar month + £40 administration fee per tenancy application (Landlord pays Rates).

Viewing: Strictly by appointment through Bill McKelvey Estate Agents using an application for viewing.

T: 028 9751 9996

72 Church Road, Crossgar, BT30 9HR

APPLICATION FOR VIEWING

PROPERTY: **DATE:**
APPLICANTS FULL NAME:
PRESENT ADDRESS:
TELEPHONE NUMBER: (LANDLINE & DAYTIME/MOBILE).....
WHAT TIMES ARE YOU AVAILABLE TO VIEW THE PROPERTY?:
OCCUPATION:
JOINT APPLICANTS NAME AND ADDRESS:
JOINT APPLICANTS OCCUPATION:
NUMBER USING ACCOMMODATION:..... **RELATIONSHIP:**
LENGTH OF LEASE REQUIRED:
OCCUPATION COMMENCING:
IS IT YOUR INTENTION TO KEEP PETS ON THE PREMISES IF YES PLEASE PROVIDE DETAILS:
.....
DO YOU SMOKE?
WILL YOU HAVE AN EMPLOYED HOMEOWNER TO ACT AS GUARANTOR?

If you are interested in viewing this or any of our properties to rent you will need to return a completed Application for Viewing.

If you would like to be considered for tenancy of this or any of our properties you will need to submit an Application for Tenancy from which landlord and employers references may be sought together with a non refundable administration fee of £40. An Application For Tenancy can be downloaded from the 'contact us' section of our web site and every adult intending to live in the property will need to complete this.

If your application is successful before occupation you will have to pay one month rent in advance together with a deposit equivalent to one month rent and provide a guarantor. You will also be liable to pay Tenancy Deposit Insurance (currently £11.10 per annum). The deposit will be refunded at the end of the tenancy subject to the terms of the lease being met and the property being returned in a satisfactory condition.

Bill McKelvey, for himself and for the Vendors/Landlords of this property whose agents they are, give notice that:- (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or 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. (3) Neither Bill McKelvey nor any person in his employment has any authority to make or give representation or warranty in relation to this property.