

# Bill McKelvey

76 Main Street Saintfield BT24 7AB  
www.billmckelvey.co.uk

Estate Agent  
Auctioneer  
Property Consultant

## TO LET

### 75B Belfast Road Downpatrick



A unique conversion property finished to a high standard with large bright rooms and ample storage space. Situated in a beautiful rural location close to the Downpatrick to Belfast bus route.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	71   C
39-54	E		
21-38	F		
1-20	G		

- **3 Bedrooms 1 with en suite**
- **Stunning sitting room open plan to kitchen/dining room**
- **Bathroom plus shower room**
- **Oil fired central heating**
- **Furnished**

**Rent:** £950 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

**75B Belfast Road, Downpatrick, BT30 9AY**

**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). 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.