







38 Dumbrills Close, Burgess Hill, West Sussex, RH15 8RS

£1,250 Per Calendar Month



A spacious and very well presented three bedroom semi detached house located in a popular, convenient location. The accommodation is considered to be in very good order throughout and comprises, entrance hall, living room a modern fitted kitchen/breakfast room, inner lobby with cloakroom, three good size bedrooms and a modern bathroom. Outside are good size easily maintained gardens. Further benefits include gas central heating, replacement double glazing and ample on road parking. Dumbrills Close is conveniently located to take advantage of all Burgess Hill's comprehensive facilities and is a comfortable walk of Wivelsfield main line station. Available late July unfurnished.

Double glazed front door to the Entrance Hall.

ENTRANCE HALL

Staircase rising to the First Floor. Radiator.

LIVING ROOM 17'10 x 12'10

Double glazed window to the front. Radiator.

KITCHEN/BREAKFAST ROOM 12'10 x 11'8

Fitted with a comprehensive range of wall and floor units complemented with worksurfaces and tiled splashbacks. Fitted oven, hob and cooker hood. Stainless steel sink unit. Space and services for appliances. Wall mounted gas fired boiler. Double glazed window and door onto the rear garden.

INNER LOBBY

Deep understairs cupboard.

CLOAKROOM

Suite comprising low level WC and wash hand basin. Double glazed window to the rear.

FIRST FLOOR

LANDING

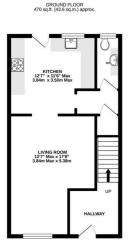
Hatch to roof space.

BEDROOM 1 15'8 x 9'8

Double glazed window to the front. Radiator.

BEDROOM 2 13'10 x 8'8

Double glazed window to the rear. Radiator.





TOTAL FLOOR AREA: 940 sq.R. (87.3 sq.m.) approx.

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BEDROOM 3 9'10 x 6'6

Double glazed window to the rear. Radiator.

BATHROOM

Modern suite comprising panel bath with fitted shower, low level WC and wash hand basin. Heated towel rail. Tiled walls and floor. Double glazed window with opaque glass.

OUTSIDE

FRONT

Area of garden.

REAR

Areas of lawn, paved patio and decking enclosed by close boarded fencing and brick garden wall.

PARKING

Ample on street parking within the road.

COUNCIL TAX

Council Tax Band C = £1675.05 for 2020/21 (for a guide only, please contact Local Authority for exact figure)

PERMITTED TENANTS PAYMENTS

Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')

PERMITTED TENANTS PAYMENTS:- Holding deposit of £288.00 (equal to one weeks rent). Deposit of £1442.00 (equal to 5 weeks rent).

DURING THE TENANCY (Payable to PSPhomes Burgess Hill 'the agent') Payment of £50.00 if you want to change the tenancy agreement. PAYMENT OF INTEREST FOR THE LATE PAYMENT OF RENT capped at a daily rate of 3% above Bank of England Base Rate.

LOSS OF KEYS/SECURITY DEVICE: Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent. PAYMENT OF UNPAID RENT or other reasonable costs associated with your early termination of the tenancy.

PSPhomes Burgess Hill is a member of Propertymark which is a Client Money Protection Scheme, and also a member of The Property Ombudsman, which is a Redress Scheme. You can find out more details on the agents website or by contacting the agent directly.

