

Bill McKelvey



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

Estate Agent
Auctioneer
Property Consultant

TO LET

The Garden House, 3 The Stable Yard Rademon Estate Crossgar



Luxurious country cottage set in the grounds of Rademon Estate just outside Crossgar. Tenants will have the use of wonderful gardens, walks and a fishing lake. It is an ideal home for those who want to get away from it all and relax within these peaceful settings or alternatively a weekend retreat.

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

- **Modern kitchen breakfast room**
- **Lounge with wood burning stove, oak floors and lovely views**
- **2 Bedrooms**
- **Oil fired central heating**
- **High level of security - featuring CCTV and Security Gates**
- **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

3 The Stable Yard, Rademon Estate, Church Road, Crossgar, BT30 9HS

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 a minimum of 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.