

# 415 Rumbolds Hill, Midhurst

TO LET



415 Rumbolds Hill is a three bedroom terraced house located in the heart of Midhurst.

The property has been refurbished, redecorated and recarpeted throughout. Downstairs the hallway leads to a sitting room fronting the road and then to the large kitchen at the rear, which has a built-in oven and hob as well as a dishwasher. By the back door is a larder space that could also be used for coat/shoe storage. Upstairs are three good-sized bedrooms and a large bathroom.

Outside to the rear is a walled courtyard garden and a shed.

The property was originally on three floors, however for rental purposes the space is limited to the use of the ground and first floor – while it has been insulated, the upper floor is not accessible or useable.

EPC: C

Council tax band: D

Heating: gas

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Cowdray Estate Office, Cowdray Park, Midhurst, West Sussex, GU29 0AQ  
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Approximate Gross Internal Area  
Ground Floor = 40.1 sq m / 432 sq ft  
First Floor = 51.3 sq m / 552 sq ft  
Total = 91.4 sq m / 984 sq ft



Security Deposit – equivalent to five weeks' rent held in accordance with the Tenancy Deposit Scheme.

A holding deposit equivalent to one week's rent is taken to secure the property. This will be withheld if any relevant persons (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 days (or other Deadline for Agreement as mutually agreed in writing). The holding deposit will be offset against the Security Deposit once the tenancy agreement is successfully entered into. If the Estate does not proceed with your application, the holding deposit will be returned to you within 7 days.

Rent is paid monthly in advance by standing order

Lease Terms – Assured Shorthold Tenancy with a fixed term of 6 months