



2 TURNPIKE COTTAGES
Stopham, Nr. Pulborough
West Sussex RH20 1EB

A rural 3 bedroom semi detached cottage situated in the sought after area of Stopham

Sitting Room • Kitchen • Cloakroom • Rear Hall • 3 Bedrooms • Bathroom
Garden • Off Road Parking

TO LET - £1,200 PCM



DESCRIPTION

A traditional brick and tile semi-detached Estate cottage with much character and charm. To the front of the house is the sitting room which leads into a fitted kitchen with a larder cupboard, wall and base units and an electric oven with hob. The rear entrance hall houses the oil fired boiler, a built in cupboard and plumbing for a washing machine and a separate cloakroom.

On the first floor are three bedrooms and a family bathroom with a shower over the bath.

OUTSIDE

The garden lies predominantly to the side and rear of the property and is mainly laid to lawn (currently about to be seeded). The garden is fully enclosed by sandstone walling and fencing. There is gated off road parking available to the side of the property.

SITUATION

2 Turnpike Cottages is situated just outside Stopham, a pretty hamlet with a church, on the outskirts of Pulborough and on the northern boundary of the South Downs National Park. Pulborough provides a range of local shopping facilities and a mainline rail station with a regular service to London (London Victoria and London Bridge). For a greater range of shopping facilities and recreational amenities Chichester, Worthing and Horsham lie within about 15 miles.

TENANCY

The property is to be let unfurnished on an Assured Shorthold Tenancy for an initial period of 12 months with a view to continuing monthly thereafter by agreement.

TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will collect the Holding Deposit (equivalent to one weeks rent) and will issue third-party referencing forms for completion.

REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references

and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

PETS

Pets will only be allowed with the landlord's specific written consent.

SERVICES

Mains electricity and water. The newly installed central heating system is oil fired. Private shared drainage.

TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton and will be held in a designated account and registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

MAINTENANCE

The tenant will be responsible for maintaining the garden and the interior of the house. The landlord will be responsible for the exterior and structure.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been given an Energy Rating of E.

OUTGOINGS & OTHER CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Mid Sussex District Council (Band E), Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared. Please visit www.rhrwclutton.com for more information.

VIEWING

Strictly by prior appointment with the Landlord's letting agents, RH & RW Clutton

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