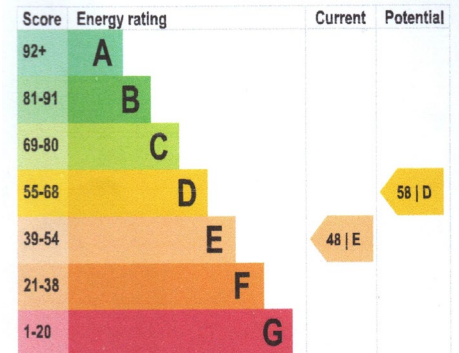


35 THOMAS STREET

CARRICKFERGUS, BT38 8AL



arla | **propertymark**

INVENTORIES

Fergus Properties is delighted to offer for rent number 35 Thomas Street, Carrickfergus

This Mid terraced house consists of One Reception, Kitchen, Bathroom wth bath tub and electric shower over and two bedrooms.

The property has UPVC Double Glazed Windows and Doors and Oil Fired Central Heating.

To the front an enclosed concreted area and to the rear a covered yard space.

RENT PER MONTH - £625.00

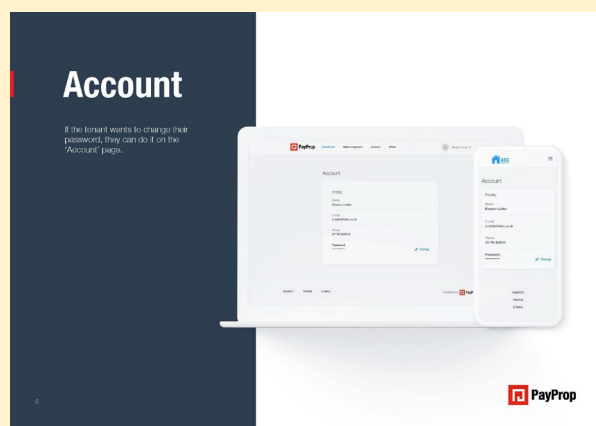
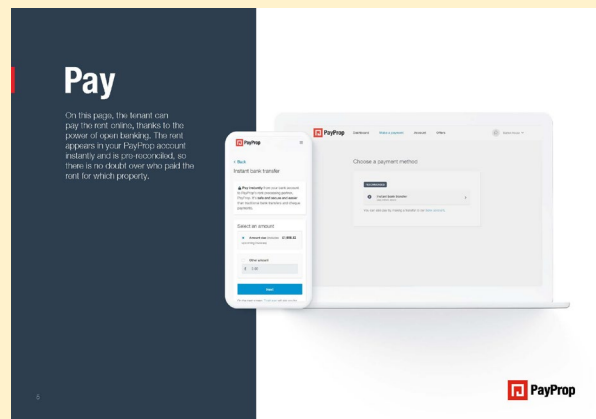
DEPOSIT - £625.00 OR REPOSIT INSURANCE

NOTE:- These Particulars are given that they will not be construed as part of a contract conveyance or lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description and measurements.



ACCOMMODATION

- *Mid Terraced House*
- *One Reception*
- *Kitchen*
- *Bathroom with bathtub and Electric shower over*
- *Two Bedrooms*
- *UPC Double Glazed Windows and Doors*
- *Oil Fired Central Heating*
- *Front garden in concrete*
- *Rear yard covered.*
- **RATES (Included in Rent) – (approx.) per month - £45.66**

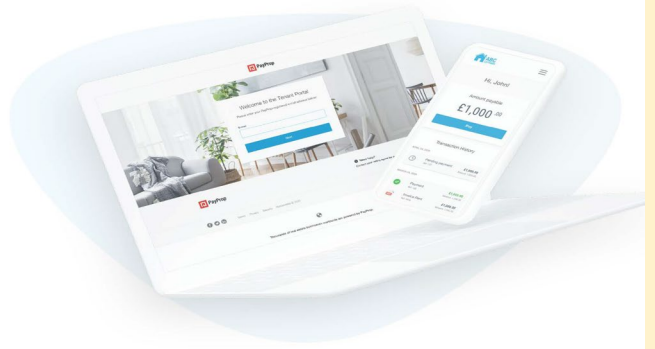


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Tenant portal

An online portal to keep tenants informed and in control of their payments.



EPC Assessments

WE CAN CARRY OUT AN EPC ASSESSMENT IF YOU ARE SELLING OR RENTING YOUR PROPERTY.

fergus PROPERTIES

Established

1976

FREE VALUATIONS

with no upfront fees.

028 93 362346

www.carrickfergusproperties.co.uk
email: office@fergus-properties.co.uk

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Fergus Properties

12 Green Street

CARRICKFERGUS, BT38 7DT

WWW.Carrickfergusproperties.co.uk

email – Office@Fergus-properties.co.uk or

Ferguspropertiescarrickfergus@gmail.com

PRINCIPAL – Mr James Black (MNAEA)(MARLA)

Dear Prospective Tenant

REFERENCE:– TENANT REFERENCING

As you may be aware, to rent a property a Tenant Reference is required. This reference is to confirm your identity as well as confirming you can afford the rent on the property.

We at FERGUS PROPERTIES use an online referencing company called VOUCH.

In order to proceed you are required to complete the written application and return either directly to our office or by email to applications@fergus-properties.co.uk

We then assess all applications and if successful details will then be forwarded to VOUCH, who will send you an email with a link directly to their website for you to complete your online application. You will receive an email from ourselves confirming if your application has been successful in written stage and if your application is proceeding.

You will be required to upload documents via screenshots or photographs.

When you have completed your application fully, we normally have a response within 24 – 48 hours and will notify you accordingly.

Until the application is complete, we are unable to proceed to a Tenancy.

SHOULD WE RECEIVE NUMEROUS APPLICATIONS FOR A PARTICULAR PROPERTY, IT IS AT THE DESCRETION OF THE LANDLORD TO CHOOSE AN APPLICATION TO PROCEED WITH.

If your application is unsuccessful, we can hold this and should you see a further property we manage, the application can be used for that property.

Should you have any queries, please do not hesitate to contact me.

FERGUS PROPERTIES