

Bill McKelvey

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

Estate Agent
Auctioneer
Property Consultant

TO LET

38 Mill Road Saintfield



Located just off the main street with its array of shops and restaurants and within easy commuting distance of Lisburn, Belfast and Newtownards this is a most attractive Georgian style home with a modern interior.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- **3 Double bedrooms 1 with en suite**
- **Spacious lounge with open fire**
- **Kitchen with integrated appliances**
- **Ground floor WC and first floor bathroom**
- **Oil fired central heating**
- **Double glazed sash windows in wooden frames**
- **Unfurnished**

Rent: £850 per calendar month (Landlord pays Rates & Maintenance Fee).

Viewing: Strictly by appointment through Bill McKelvey Estate Agents using an application for viewing.

T: 028 9751 9996

38 Mill Road, Saintfield, BT24 7FF

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. 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 one month rent in advance together with a deposit equivalent to one month rent and provide a guarantor. 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.

NB. In accordance with the Estate Agent Act 1979, we declare that there is a personal interest in the rental of this property. The property is being Let by a member of staff within Bill McKelvey Estate Agents.

Bill McKelvey, for himself and for the Vendors/Landlords of this property whose agents they are, give notice that:- (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) Neither Bill McKelvey nor any person in his employment has any authority to make or give representation or warranty in relation to this property.