



Rainbow Studio is situated in Udimore, near Rye, located down a long private farm lane in a most peaceful valley (AONB) with beautiful scenery providing an amazing sense of space for you to escape the hustle and bustle of the modern world. The accommodation is accessed via wooden external steps leading up to a first floor studio room with fully furnished accommodation of king size bed, sofa, small dining table and chairs, colour TV with DVD, free Wi-Fi, small kitchen with stainless steel sink, wooden worktop surfaces, dishwasher, microwave, air fryer oven, electric ring hob, fridge, toaster, and kettle. A separate shower room /WC is accessed off the main room with walk in electric shower, pedestal washbasin and close coupled WC. Externally there is private lawn garden with stunning rural views, outside table and chairs and barbeque. - Small Pets Considered

RAINBOW STUDIO, BILLINGHAM FARM, UDIMORE, RYE, TN31 6BD
Fully Furnished Self Contained Studio Flat - Short Term Let £1250 PCM

ANDERSON
 **HACKING**



Services: Mains Electric, Water, Private Drainage, Electric Heating - All inclusive in Rent

Mobile Coverage: Coverage on Vodafone, O2, EE, Three

Broad Band Speed: Up to 80mbps (Source Rightmove) (inclusive in Rent)

Viewing: Strictly by appointment with - Anderson Hacking Ltd

Available to Rent : Subject to Referencing, from 21st January 2024

Tenancy: Short Term Tenancy available up to 3 months

EPC Rating: N/A

Fees: As permitted under the Tenant Fee Act 2019 the following fees will be applied:

1. The Rent. - £1250 per calendar month (inclusive of Utility fees and Free Wi-Fi) payable one month in advance or available on shorter term basis by separate negotiation
2. Refundable holding deposit – £250 (capped at no more than one week's rent)
3. Payments to change the tenancy – £50 + VAT = £60 (where requested by the tenant)
4. Payments associated with early termination of the tenancy – where requested by the tenant. This must not exceed the financial loss that a landlord may suffer, or reasonable costs that have been incurred by the landlord's agent resulting from an agreement for the tenant to leave early.
5. Default fee for late payment of rent and replacement of lost key/security devices, where required, under a tenancy agreement – default fees can only apply when this has been written into the tenancy agreement and covers late payment of rent, a lost key or security device. The amount of default fee is limited to 3% over the Bank of England base rate for each date that the payment is outstanding and applies to rent which is more than 14 days overdue.

Terms: No Tenancy will commence until referencing of applicants has been completed. In addition, the first month's rent in advance and Security Deposit are due in cleared funds.

Note: Anderson Hacking Ltd is regulated RICS firm who are covered for Client Money Protection (CMP) and have a full redress scheme covered by the Property Redress Scheme. Under Section 21 of Estate Agents Act 1979, we advise that a member of staff has a personal interest in the letting of this property.

Agents Notes:

Prospective Tenants are advised to conduct their own investigations. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our lettings particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested by Anderson Hacking, nor the heating, plumbing or drainage systems. Measurements given are approximate room sizes only, and are intended as general guidance. Under Money Laundering Regulations, Intending Tenants will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the tenancy.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective tenants. Particulars Dated: January 2024 Photographs Dated: April 2023

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www.andersonhacking.com