



House - Detached (EPC Rating: D)

10 MERLEWOOD CLOSE, HIGH WYCOMBE,

HP11 1QQ

PCM

£3,700 PCM

Rye  
View  
HOMES



# 6 Bedroom House - Detached located in High Wycombe

RyeView Homes are pleased to present this spacious six-bedroom detached house. Located in a sought-after, quiet cul-de-sac in the Daws Hill area of High Wycombe, this delightful family home offers a good mix of character and contemporary design.

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The property is available immediately on an unfurnished basis.

Deposit: £4,269.23

Council Tax band: E

Summary of fees charged for lettings

Rent excludes the tenancy deposit and any other permitted payments.

**Holding Deposit**

The Tenant will be liable to pay an amount equal to 1 weeks rent.

**Tenancy Deposit**

A maximum of 5 weeks' rent.

**Tenant Protection**

RyeView Homes is a member of the Deposit Protection Scheme - an approved scheme. RyeView Homes is proud to be a member of the Propertymark Client Money Protection Scheme.

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



Total Approx. Floor Area 2390 Sq.ft / 222 sq.m

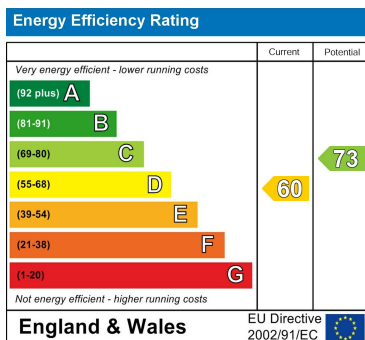


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Council Tax Band

**E**

Energy Performance Graph



Call us on

**01494 510099**

[info@ryeviewhomes.com](mailto:info@ryeviewhomes.com)

[ryeviewhomes.com](http://ryeviewhomes.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.