

# ROTSVAST

verhuur, verkoop & vastgoedbeheer

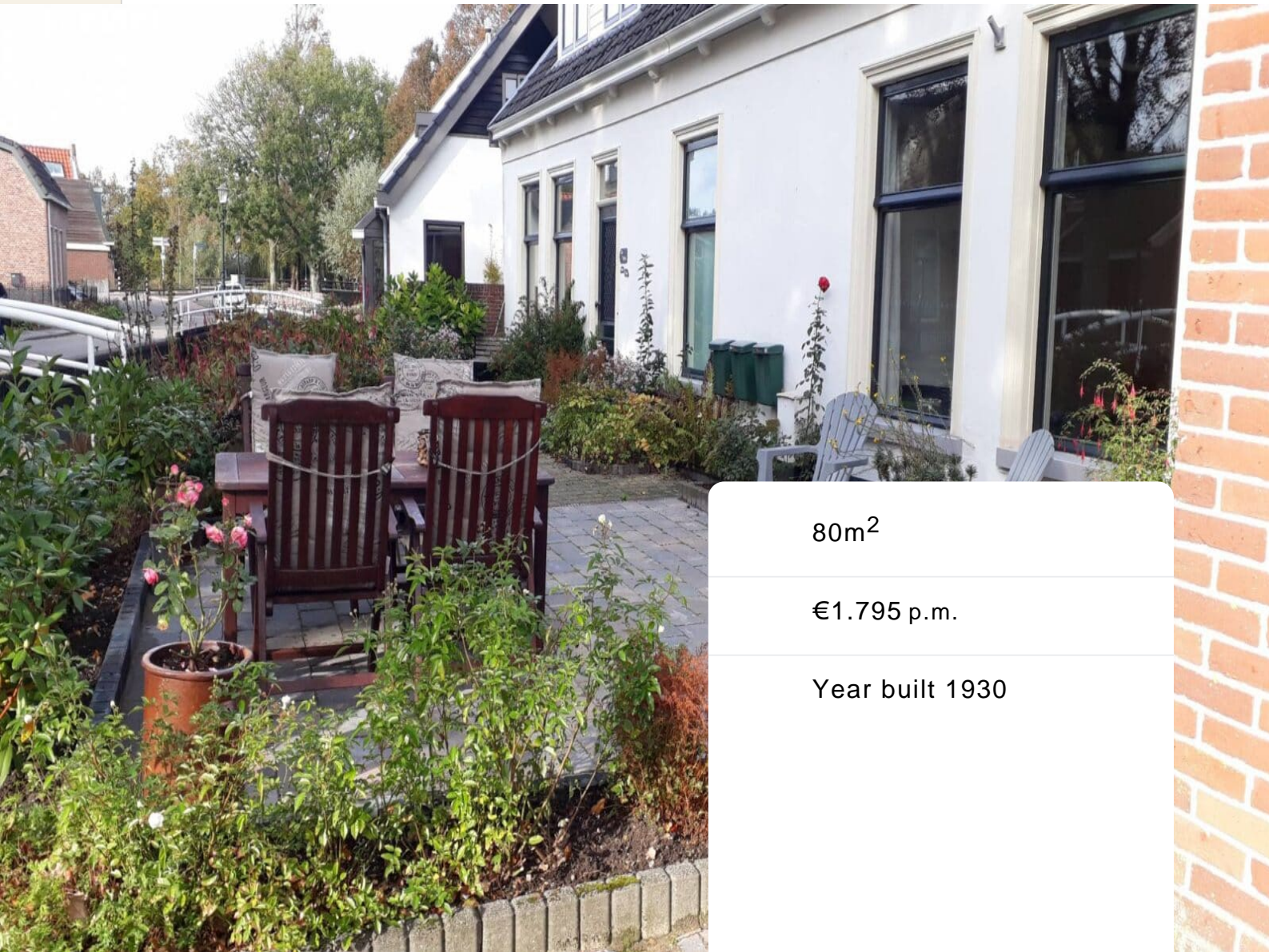


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Watertje Zoeterwoude



# Features



80m<sup>2</sup>

€1.795 p.m.

Year built 1930



Rotsvast Zoetermeer

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[www.rotsvast.nl](http://www.rotsvast.nl)

# Features

## Transfer

Price: €1.795 p.m.

Status: Verhuurd

Interior: Upholstered

## Build

House type: House, Family house, Corner house

District: Dorp Zuid

Year built: 1930

## Surface areas and volumes

Living area: 80m<sup>2</sup>

## Indeling

Number of living rooms: 3

Number of bedrooms: 2

Total of rooms: 3

Gardens: Garden around, Backyard

Main garden: Garden around, Backyard

## Features

Pets: No

Maintenance indoor: good

Maintenance outdoor: good

Public transport: No

# Description

## **CHARACTERISTIC CORNER HOUSE AVAILABLE AT HET WATERTJE IN ZOETERWOUDE**

This charming corner house, located at Het Watertje in Zoeterwoude, is now available for rent for an indefinite period.

Not only is the house itself unique, but the street, the entrance, and the surrounding area also create a stunning setting that is sure to captivate your imagination.

The front door of the house is located at the rear of the property and is accessible via a footbridge and front garden. Upon entering, you step into the central hallway, which includes a cloakroom and a toilet with washing machine connections. The hallway leads to the spacious kitchen. This L-shaped kitchen offers ample storage space and is equipped with modern appliances, including a refrigerator, gas hob, extractor hood, and oven. An integrated under-stair cupboard provides additional storage, perfect for use as a pantry.

The generously sized living room is located at the front of the house. A large window lets in plenty of natural light and offers a wonderful view of the front garden and the nearby church. The exposed ceiling beams add to the room's character. The space is large enough to accommodate both a seating area and a dining area.

On the first floor, you'll find two bedrooms: a master bedroom and a smaller bedroom. The smaller bedroom is ideal as a nursery or home office. Thanks to a built-in wardrobe that spans the entire length of the room, additional cabinets are unnecessary.

The master bedroom is distinguished by its rustic charm, featuring a visible wooden roof structure. The high ceiling and wooden sliding door to the bathroom further enhance the room's appeal. The authentic details make it easy to create a cozy and inviting atmosphere.

The bathroom, located at the rear of the property, is fitted with a toilet, shower, sink, and towel radiator. Placing the washing machine in the downstairs toilet ensures the bathroom remains spacious and tidy, allowing you to do your laundry at night without disturbance.

This property boasts a large front and rear garden, both of which can be used to create seating areas. Please note that the neighbors have a right of way through both gardens.

## **FEATURES**

- Spacious shed at the rear of the property.
- Free parking in the immediate vicinity.
- Rental term: indefinite, with a minimum period of 12 months.
- Renovations are planned for late 2024, with final energy label A certification expected by January 2, 2025 (subject to change).
- After renovations, the property will fall into the private rental sector according to the WWS point system. An updated point assessment will be provided before the property is handed over.
- Smoking inside the house is not allowed; pets are only permitted upon approval.

## **SELECTION PROCEDURE**

Rotsvast will evaluate applicants based on submitted emails to determine who will be invited first. Due to expected high demand, not all applicants can be invited. Ensure your email includes at least the following information:

- Name(s) of the tenant(s)
- Household composition
- Gross annual income of the tenant(s)

Applications that do not meet these requirements will not be considered.

Viewing invitations will be sent in order of application. Space is limited: full = full.

Following the viewing, an income and reliability screening will be conducted using various (public) registers. Applicants must successfully complete this screening with a 5-star rating in our screening tool (Properize). The property owner will make the final decision on tenancy. If multiple applicants pass the screening, the decision will be based on income, screening results, and personal circumstances.

Applicants who are not selected have the right to an explanation and can review the screening report.

## **IMPORTANT**

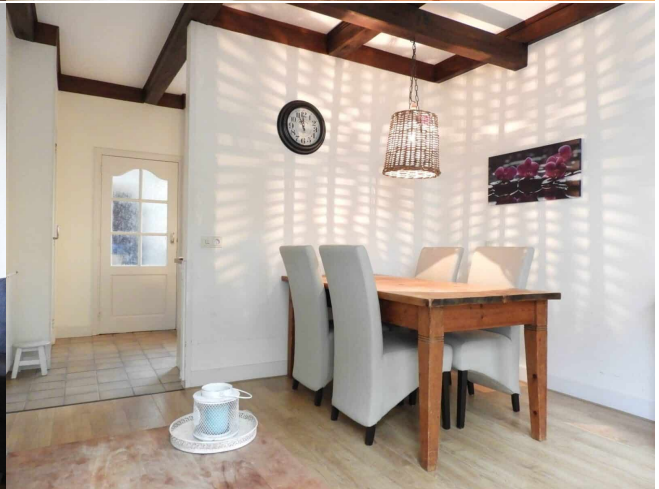
Rotsvast represents the owner, who prioritizes immediate tenancy. Once a screening is successfully completed, the file will be submitted to the owner without delay. Subsequent applications will not be considered. Applicants must submit a complete file as quickly as possible.

If you are interested in renting this property, please contact Rotsvast Zoetermeer via email to schedule a viewing!

# Media



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