

**RENTAL**  
**£525 PCM**

**38 Queens Street, Sutton Bridge, Lincolnshire, PE12 9RD**

UNDER APPLICATION

TO LET - UNFURNISHED - AVAILABLE SOON

A NEAT 2 BEDROOM TERRACED HOUSE.

To include a lounge/diner, kitchen, utility, bathroom. Rear garden.  
Gas CH. UPVC double glazing. Convenient for the primary school and Health Centre etc.  
EPC: Band D

Administration costs of £145.00 including VAT per applicant apply.

LONG SUTTON

## **TO LET - UNFURNISHED**

TO LET: Initially for 6 or 12 months on a Fixed Term assured Shorthold Tenancy. Renewable thereafter by agreement.

RENT: £525.00 per calendar month exclusive of outgoings (i.e. Electricity, Gas, Water, Council Tax, Telephone etc). Payable monthly in advance by standing order.

ACCOMMODATION: Lounge/Diner, Kitchen, Utility, 2 Bedrooms, Bathroom,

### **LOUNGE/DINER**

20'2" x 14'0" (6.15 x 4.27)

Wood effect laminate flooring. chimney recess. 2 Radiators.

### **INNER LOBBY**

### **STAIRS**

Carpet. Under stairs cupboard.

### **KITCHEN**

8'9" x 8'1" (2.68 x 2.47)

Comprising base units and drawers, matching wall units above, Wood effect work tops. Inset stainless steel sink and draining board with a mixer tap. Integrated oven, hob and extractor. Space for a tall fridge freezer. Tiled splash back. Wood effect laminate flooring. Door leading into

### **UTILITY**

6'5" x 5'11" (1.97 x 1.82)

Fitted work top with cupboard over housing the gas meter. Space and plumbing beneath for a washing machine. Tiled floor.

### **BATHROOM**

White suite comprising panelled bath with shower unit over. W.C. Hand basin. Radiator. Built in airing cupboard housing the gas fired combi boiler serving the central heating and hot water.

### **BEDROOM 1**

13'11" x 9'10" (4.25 x 3.01)

Radiator. Exposed wooden floor boards.

### **BEDROOM 2**

11'2" x 9'10" (3.42 x 3.01)

Radiator. Exposed wooden floor boards.

## **ALL ROOMS SIZES ARE APPROXIMATE**

## **OUTSIDE TAP**

## **SMALL PATIO AREA**

## **LONG GARDEN**

Rear garden enclosed by wooden fencing. Garden mainly laid to lawn.

## **ALL MAINS SERVICES**

Please phone Anglian Water for details of the Water Rates (telephone Freephone 08457 145145).

## **ADDITIONAL INFORMATION**

Further particulars and arrangements to view may be obtained from the Long Sutton office of Geoffrey Collings & Company Monday to Friday 9.am to 5.30pm. Saturday 9am to 4pm.

A Surety Deposit of £650.00 will be required (to be refunded at the end of the tenancy less any unpaid rent/services/dilapidations not due to fair wear and tear).

NOTE: In cases where the deposit is held by ourselves, any disagreement regarding damaged contents, decorations etc will be referred to the Dispute Service of the Tenancy Deposit Scheme for Regulated Agents.

If it is decided a guarantor is required an additional referencing fee of £145.00 including VAT will become payable in respect of the Guarantor.

The Landlord will expect the current good condition of the carpets, kitchen fittings and bathroom fittings to apply at the end of the tenancy.

No Pets. Non Smokers.

## **IMPORTANT NOTICE TO BOTH THE OWNER AND THE TENANT.**

In the event of a dispute regarding the deposit, we will charge both the landlord and the tenant £25.00 + VAT each to complete the 8 page Notification of Deposit Dispute form. The form includes a formal requirement to set-out in detail the nature of the dispute, and assemble all the necessary supporting documents (e.g. photos and invoices supplied by both parties, and a copy of the signed inventory).

## **A GOOD FINANCIAL REFERENCE AND A GOOD CHARACTER REFERENCE WILL BE REQUIRED**

Useful websites: [www.geoffreycollings.co.uk](http://www.geoffreycollings.co.uk) for details of our services and all our properties. [www.multimap.com](http://www.multimap.com) for a location plan of this property.

[www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk) for information about the people, etc., who live near this property.

## **IF YOU HAVE A LOCAL PROPERTY TO RENT OR SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS AND COMPANY FOR A FREE MARKETING APPRAISAL.**

GEOFFREY COLLINGS & COMPANY ARE MEMBERS OF THE RICS REDRESS SCHEME AND RICS CLIENT MONEY PROTECTION SCHEME.

**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.