



**RENTAL
£425 PCM**



17 West Street, Long Sutton, Lincolnshire, PE12 9BN

TO LET - UNFURNISHED

AVAILABLE IMMEDIATELY

A GROUND FLOOR ONE BEDROOM SELF CONTAINED FLAT. Comprising of a contemporary open plan lounge and kitchen area. One-bedroom. A shower room. Gas central heating. Double glazed sash windows.

Close to amenities i.e. A public car park, Shops, Veterinary Surgery, Pharmacy, Supermarket, Health Centre, Library, Primary School and Bus stops.

EPC: BAND C.

LONG SUTTON

Fixed term of six or 12 months by arrangement on an Assured Shorthold Tenancy Agreement. Renewable thereafter by agreement with both Landlord and Tenant.

RENT:
£425.00 per calendar month exclusive of all outgoing (i.e. Electricity, Water Rates, Council Tax etc). Payable monthly in advance by standing order.

TERMS
Minimum of six months or one year on a Fixed Term Assured Shorthold Tenancy Agreement. Renewable thereafter by agreement with both tenant and landlord.

RENT:- £725.00 pcm per calendar month exclusive of all outgoing (i.e. Electricity, Water Rates, Gas, Council Tax, etc). Payable monthly in advance by standing order.

TENANCY
Each prospective occupant aged 18 years or over will be asked to complete an application form. Once the application forms have been submitted to our office we will arrange for you to view the property. In the meanwhile please let us know if you would like to see a copy of our standard Tenancy agreement.

Once your application has been accepted we will ask you to provide us with proof of your identity and proof of residence.

PERMITTED PAYMENTS
Each prospective occupant aged 18 years or over will be asked to complete an application form. Once the application forms have been submitted to our office we will arrange for you to view the property. In the meanwhile please let us know if you would like to see a copy of our standard Tenancy Agreement.

Once your application has been accepted we will ask you to provide us with proof of your identity and proof of residence.

TENANT PROTECTION
Geoffrey Collings & Co is a member of the Tenancy Deposit Scheme which is a Government approved deposit protection scheme. We are also members of the RICS Client Money Protection Scheme. Additionally, we are members of the Tenancy Dispute Service which is an independent arbitrator of disputes regarding deposits.

SURETY DEPOSIT
A Surety Deposit of £490.00 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.

Open - plan Living Room/kitchen area
14'11" x 13'3" (4.57m x 4.05m)
Kitchen area:- Contemporary open plan ground floor space to include stylish fittings including a built-in oven and hob. Wood style flooring. Extractor fan.
Living area:- Neutral colour carpet laid. Radiator. Double glazed sash window. Vertical blind.

Shower Room
With designer style neat white suite, comprising a shower cubicle, pedestal sink and W.C. Medicine cabinet.

Bedroom
10'5" x 9'4" (3.18m x 2.85m)
Built in wardrobe/cupboard. Carpet laid. Radiator. Double glazed sash window. Vertical blind.

NOTES
No items to be left on the gravelled forecourt area or shared tarmac area on the left hand side of the property.

NB THESE PHOTOGRAPHS WERE TAKEN WHEN THE PROPERTY WAS BRAND NEW.

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 5.30 pm. Saturday 9 am to 4 pm.

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.

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.

A GOOD FINANCIAL REFERENCE AND A GOOD CHARACTER REFERENCE WILL BE REQUIRED.

PLEASE DO NOT COME TO THE OFFICE WITHOUT FIRST MAKING AN APPOINTMENT BY TELEPHONE OR EMAIL

TELE 01406 362098

EMAIL:- kathleenfranklin@geoffreycollings.com

Useful websites: www.geoffreycollings.co.uk for details of our services and all our properties. www.multimap.com for a location plan of this property. 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 PROPERTY OMBUDSMAN 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.