



**RENTAL**

**£605 PCM**



**3 Taverers Mews, Long Sutton, PE12 9BF**

TO LET - AVAILABLE ON THE 1ST AUGUST 2018 - UNFURNISHED

A NEAT 2 BEDROOM MID TERRACED HOUSE. CLOSE TO LOCAL AMENITIES AND THE TOWN CENTRE  
SPACIOUS LIVING ROOM. DOWNSTAIRS CLOAKROOM. UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING.

Long Sutton is a small but busy Market Town with a good range of amenities., this property is located within walking distance from the health centre and shops. There is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is in Norfolk. Both towns are about 13 miles away and both have onward coach and rail links. There is also a bus service to the Market Town of Wisbech which is about 10 miles away.

Administration costs of £145.00 including VAT per applicant apply.

**LONG SUTTON**



**TO LET UNFURNISHED**

TERM Minimum of 12 months or possibly longer on a Fixed Term Assured Shorthold Tenancy Agreement. Renewable thereafter by agreement with both tenant and landlord.

RENT £605.00 per calendar month exclusive of all outgoing (i.e. electricity, gas, water rates and electricity, etc.

ACCOMMODATION UPVC double glazing. Living room. Dining Kitchen. Cloakroom (downstairs W.C.). 2 Bedrooms. Modern Shower Room. Enclosed patio-style rear garden. Off road parking

**Entrance**

Storm porch over. UPVC double glazed part glazed front door.

**Living Room**

13'2" x 12'7" (4.03 x 3.84)

Textured and coved ceiling. UPVC double glazed window to front. Radiator. Power points. Aerial socket. Telephone socket.

**Kitchen/Diner**

16'3" x 9'11" max (4.97 x 3.03 max)

Textured and coved ceiling. UPVC double glazed window to rear. UPVC part glazed stable door to garden. Part wooden and part tiled floor. Stairs to first floor. Thermostat. Power points. Radiator. Under stairs storage cupboard with plumbing for washing machine. Range of matching wall and base units with worktops over. built in electric cooker. Built in electric hob. Single sink and drainer with mixer tap. Plumbing for dishwasher. Tiled splash backs. Wall mounted 'Glow worm' boiler.

**Downstairs Cloakroom**

5'9" x 2'9" (1.76 x 0.86)

Textured and coved ceiling. Low level W.C. Vanity unit with hand basin. Extractor fan.

**Landing**

Textured and coved ceiling. Loft access.

**Bedroom 1**

13'2" x 12'6" (4.03 x 3.83)

Textured and coved ceiling. 2 x UPVC double glazed window to front. Radiator. Power points. Aerial socket. Telephone socket.

**Bedroom 2**

13'2" x 12'6" (4.03 x 3.83)

Textured and coved ceiling. 2 x UPVC double glazed window to rear. Radiator. Power points.

**Shower Room**

8'3" x 5'6" (2.53 x 1.70)

Textured and coved ceiling. Low level W.C. Pedestal hand basin. Shower cubicle. Tiled floor. Radiator. Extractor fan.

**Outside**

To the front of the property, very small garden area, laid to slate with plants. Wall mounted key safe. To the rear of the property, mainly laid to patio and gravel, with mature plants and bordered with wooden fencing, Wooden shed. Outside lighting. Outside tap. Pedestrian wooden gate at the rear.

**Photographs**

NB The photographs were taken whilst the property was furnished. This property is available to rent UNFURNISHED.

**All mains services**

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

**DIRECTIONS**

Travelling from our office, head through the Market Place, past the War Memorial, into West Street. Taverners Mews is opposite the British Legion. No. 3 is located on the right hand side.

**Council Tax**

Council Tax Band A. Please contact South Holland District Council for more details of the Council Tax. (Tel: 01775 761161)

**Energy Performance Certificate**

EPC: Band C.

**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 £850.00 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

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.

Useful websites: [www.geffreycollings.co.uk](http://www.geffreycollings.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.

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**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.