

LONG SUTTON

EPC: Band C

Administration fee £145.00 including Vat per applicant.

A spacious family home. Accommodation:- Lounge, Kitchen/Diner. Master bedroom with En-suite, plus two other good sized bedrooms. Cloakroom. Bathroom with shower over the bath. Rear garden. Parking for several vehicles.

UNDER APPLICATION
TO LET UNFURNISHED - AVAILABLE IMMEDIATELY
A MODERN SEMI-DETACHED HOUSE IN A POPULAR LOCATION.

5 Anfield Road, Long Sutton, Long Sutton, PE12 9GZ



RENTAL
£695 PCM



TO LET - UNFURNISHED

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

RENT £695 per calendar month exclusive of all outgoings (i.e. Electricity, Water Rates, Gas, Council Tax, etc.). Payable monthly in advance by standing order.

ENTRANCE HALL

Part glazing front door. Radiator. stairs to the first floor.

CLOAKROOM

Window to front. Radiator. Low level W.C. Hand basin.

LOUNGE

18'4" x 12'0" max (5.59m x 3.66m max)

Dual aspect with windows to the front and rear. Radiator. TV aerial socket. Under the stairs cupboard.

KITCHEN/DINER

15'5" x 10'2" (4.70 x 3.12)

A range of wall and base units with work tops and tiled splash-back. Inset sink. French doors to the garden.

LANDING

Stairs from the entrance hall. Loft access. Built in airing cupboard. Radiator.

MASTER BEDROOM - WITH ENSUITE

11'8" x 11'3" (3.58 x 3.43)

Radiator. Built in storage cupboard. Window to the front.

EN-SUITE

Shower cubicle with electric shower, low level W.C. Hand basin. Tiled splash backs. Radiator. shaver point. Extractor fan. Window to the front.

BEDROOM 2

11'6" x 8'2" (3.53 x 2.49)

Radiator. Window to the rear.

BEDROOM 3

7'1" x 6'11" (2.16 x 2.11)

Radiator. Window to the rear.

BATHROOM

Bath with a shower over the bath. Hand basin. Low level W.C. Tiled splash-back. Shaver point. Extractor fan. Radiator. Window to the side.

OUTSIDE

The property is approached over a shared roadway leading to driveway providing off road parking for several cars. A hand gate giving access to the rear garden. Paving to the immediate rear of the property. Lawned garden and a garden shed.

DIRECTIONS

From The Market place, Long Sutton, turn left, continue along the road. Take the turning right into Lime Walk and then turn right into Anfield Road (sign posted). The property fronts Lime Walk.

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 £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. No 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 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 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.