



**RENTAL
£500 PCM**



20 Dunlin Drive, Long Sutton, Lincs, PE12 9RR

A ONE BEDROOM MAISONETTE - AVAILABLE SOON

This attractive property is located close to the main shopping street in Long Sutton and so the property is recommended to tenants who would like to be in easy reach of a range of amenities. To include bus stops for a regular service throughout the day to the nearby larger towns of Spalding and King's Lynn. Both these towns have onward Rail and National Express Coach Services.

To the side of the property is a block weave private drive.

EPC RATING: Band D.

FREE REFERENCING AND NO OTHER ADMINISTRATION COSTS WHEN YOU APPLY FOR THIS TENANCY. NO CHECK-OUT FEES OR HIDDEN COSTS.

TO LET - UNFURNISHED

TO LET: Fixed term of 6 or 12 months or longer on an Assured Shorthold Tenancy Agreement whereby the owners are entitled to possession at the end of the initial fixed term, if required, unless both owner and tenant agree to extend the letting period.

RENT

£500.00 per calendar month exclusive of all outgoings (e.g. Electricity, Water Rates, Gas, Council Tax etc). Payable monthly in advance by standing order.

ACCOMMODATION

Living Room. Fitted Kitchen. Neat Bathroom and one Bedroom. Gas central heating. Double glazing. Nicely decorated. To include curtains and carpets. Car parking for 2 vehicles. Private enclosed low maintenance garden (South facing).

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

When you sign the Tenancy Agreement we will ask you for a Surety Deposit equal to 5 weeks rent, and rent for the first calendar month.

During the tenancy you will be responsible for payment of the rent and payment to the utilities provider(s) of Electricity, Gas, and Water. Plus Council Tax, TV licence, and communications (e.g. landline and broadband).

We will ask you to make permitted payments allowed by legislation including contractual damage (e.g. damage to the property and to fixtures and fittings not due to fair wear and tear, and not comprising an insured loss).

We will ask you to pay £30.00 (including Vat) if we are asked to replace a lost key. The Landlord will require you to refund the cost of replacing the lock if all keys to the lock(s) are lost.

We will ask you to pay £50.00 (including VAT) if you ask us to change the Tenancy Agreement and the Landlord agrees to the changes (e.g. removing the name of one of the tenants or adding another).

We will ask you for payment of any unpaid rent and reasonable costs if you request an early termination of the tenancy. As well as the rent, you will be responsible for all Services and the security of the property until such time as the property is re-let, at which point your tenancy will be terminated, subject to the Landlord agreeing to an early termination.

TENANCY 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 £576.00 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.

LIVING ROOM

14' x 11'3" (4.27m x 3.43m)

overall and to include the staircase off. Handsome gas fire to an attractive "Adam-style" surround. Double radiator. Power points. T.V. aerial socket. Outlets for wall lights and a central light. Room thermostat. Door chimes. Smoke detector. Door to the exterior which is part paneled and part double glazed and fitted with security locks and a security chain, etc. A feature of this room is the attractive box bay window. (NB All the windows are fitted with security locks). BT Socket.

KITCHEN

10'11 x 7'2" (3.33m x 2.18m)

Range of attractive light oak fronted units with work surfaces over incorporating an inset sink and a 4 ring gas hob. Space beneath the work surface and plumbing for an automatic washing machine. A refrigerator under the work surface. Fitted electric fan-assisted oven. Extractor hood over the hob position. Fitted breakfast bar. Tiling above all the work surfaces to compliment the units. Power points. Wall-mounted gas fired boiler for central heating programmer. Fluorescent light. Matching wall units. Expeller extractor fan. Useful under-stairs storage cupboard off with shelving and a light. Burglar alarm which requires to be reconnected if required.

1ST FLOOR LANDING

Trap door to roof space. Power points. Smoke detector. Loft ladder and pole.

BEDROOM

11'5 x 14'2 (3.48m x 4.32m)

overall and to include a useful shelved wardrobe cupboard off with a light. Radiator. Pull cord switch. Power point. T.V. Aerial socket. BT socket.

BATHROOM

Attractive suite comprising of a coloured bath, pedestal hand-basin and low level W.C. Half-tiled walls to complement the suite. Radiator. Instantaneous electric shower unit over the bath and the bath area is fitted with a shower curtain rail and is fully tiled. Extractor fan. Shelved airing cupboard off containing an immersion heater to the pre-lagged hot water cylinder and which is linked to an Economy 7 tariff. Shaver socket.

OUTSIDE

To the front of the property is a neat and easy to maintain garden area. On the south side of the property is a block-weave private drive, which leads to the residents' parking area in which two spaces are reserved for No 20.

There is an enclosed low maintenance, secluded rear garden with a paved patio, and a garden shed.

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

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.