

7 HIGH STREET

COLSTERWORTH, GRANTHAM, NG33 5NE

£600 Per month

Unfurnished

A well presented one bedroom single storey period property located in the sought after village of Colsterworth. The former Alms house is built of brick under a slated roof and benefits from electric central heating and traditional timber windows.

Colsterworth is a popular village situated approximately seven miles south of Grantham, a town which benefits from a high speed rail link to London. The village has good access to the A1 and excellent local amenities.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

EST. 1846

SHOULERS

RESIDENTIAL | RURAL | COMMERCIAL

1 bedroom Bungalow - Semi Detached









Viewing Highly Recommended

ACCOMMODATION

SUMMARY
PORCH with door to :

LOUNGE with tiled ornamental fireplace (boarded over and not in service) with wood mantel and an electric radiator.

KITCHEN with stainless steel sink unit, wood effect work surfaces, base unit, eye height cupboards, tiled floor and splash backs, integrated electric hob, with oven under and extractor hood over and an electric radiator.

UTILITY ROOM with plumbing for automatic washing machine, laminate work surface and rear door.

BATHROOM with white suite comprising bath with shower over, corner wash basin and low flush w.c., tiled walls and floor and an electric radiator.

BEDROOM with airing cupboard and an electric radiator.

OUTSIDE Open extensive lawned gardens to front and enclosed garden to the rear. There is also an outhouse to the rear for storage.

LOCATION
To locate the property from Grantham, take A1 southbound. Take the right turning for Colsterworth and the property is the first house on the left hand side on entering the village.

TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets only.

Council Tax : South Kesteven Council : Band A.

Deposit : £692

Term : A 12 month assured shorthold tenancy is offered with a mothly periodic tenancy thereafter.

Services : Mains electricity, water and drainage and gas.

EPC : Band E.

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT.

Internet : ADSL available.

DISCLAIMER
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -
Deposit: 5 weeks rent (for annual rents up to Â£50,000).
Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress
REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/
Client Money Protection
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.





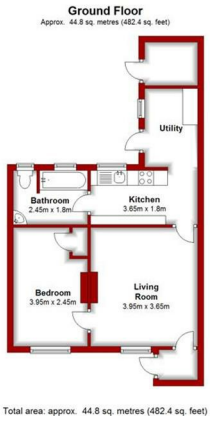


SHOULERS
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TERMS

RENT:	£600 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£692
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band E. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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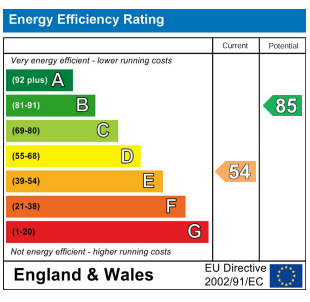


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EPC: This property has an Energy Performance Rating. A copy is available upon request.



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