



11 HIGH STREET

COLSTERWORTH, GRANTHAM, NG33 5NE

£600 Per month

Unfurnished

A well presented one bedroom mid terraced ground floor former Almshouse located in the popular village of Colsterworth. The property has neutral décor throughout, original character features, timber single glazing and gas fired central heating.

The accommodation briefly comprises a lounge, kitchen, utility room, one double bedroom and a bathroom. Outside there is a lawned front garden and a graveled courtyard to the rear. The property would ideally suit a professional couple or single occupant looking for a property with good commuter links to the A1.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Bungalow



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE PORCH

with hardwood door and radiator.

LOUNGE

13 x 11'10"

No working ornamental fire and a radiator.

KITCHEN

with a range of wall and base units, laminate work surfaces, integrated electric oven, integrated electric hob, composite sink, space for under counter fridge freezer, space for washing machine, radiator, tiled splashbacks and tiled flooring.

UTILITY ROOM

with a radiator and door leading to the garden.

DOUBLE BEDROOM

12'11 x 7'11

with airing cupboard housing wall mounted gas-fired combi boiler, and a radiator.

BATHROOM

with white suite comprising w.c., wash basin and bath with mixer taps and shower head/hose, heated towel rail, radiator, tiled splashbacks and tiled flooring.

OUTSIDE

Spacious lawned garden to front. Graveled courtyard to rear which neighboring properties have right of way over for access. Coal shed. No Parking. On Road Parking only.

LOCATION

To locate the property from Grantham, take A1 southbound. Take the left turning to Woolsthorpe and continue over the road. Turn left at the T junction and the property can be found on 100 meters on your left hand side.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

INTERNET : ADSL broadband available.

Council Tax : South Kesteven Council : Band A.

Deposit : £692

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

Services : Mains electricity, water, drainage and gas.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : D rating.

PETS : ONE SMALL DOG may be considered at the landlords discretion subject to an increased rent of £25 PCM and a damage rectification clause would be added to the agreement. We would also request the carpets are professionally cleaned prior to end of the tenancy with a pet solution to ensure they are free from any potential dander/fleas etc.

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 £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.



TERMS

RENT:	£600 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£750
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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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