

7 HIGH STREET

COLSTERWORTH, GRANTHAM, NG33 5NE

£650 Per month

Unfurnished

A well presented one bedroom single storey period property located in the sought after village of Colsterworth. The former 19th century 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

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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. (The tenant is responsible for the cutting of the grass to both the front and 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 : £750

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water and drainage and gas.

EPC : Band E.

Internet : ADSL available.

Viewings : Strictly by appointment with Shouler & Son.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report.

Accessibility: All single storey.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.
Permitted payments
Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)
Holding Deposit: 1 weeks rent
Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)
Payment of up to £50.00 if you want to change the tenancy agreement
Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate
Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable
Utilities gas, electricity, water
Communications telephone and broadband
Installation of cable/satellite





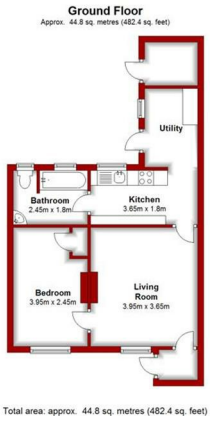


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TERMS

RENT:	£650 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£750
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
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/



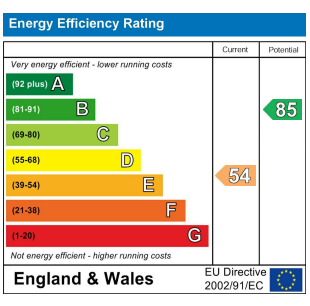


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EPC: This property has an Energy Performance Rating. A copy is available upon request.



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