

TO LET

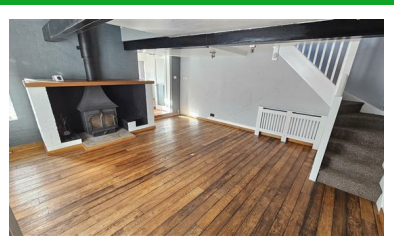
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NG13 8AR

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**41 QUEEN STREET, BOTTESFORD, NOTTINGHAM,
NG13 0AH**

£695 PCM

41 QUEEN STREET, BOTTESFORD, NG13 0AH

A charming one-bedroom cottage available to rent in the heart of the highly sought-after village of Bottesford. Full of character, the property features exposed wooden beams and a cosy log burner, creating a warm and welcoming living space.

The accommodation includes a comfortable living room, a well-proportioned kitchen and a lovely bedroom and off street parking making it ideal for a single professional or couple looking for a peaceful village home.

Bottesford is a well-regarded and picturesque village offering a range of local amenities including shops, pubs, cafés and a train station with direct links to Nottingham and Grantham. Surrounded by beautiful countryside, it provides the perfect balance of rural living with convenient transport connections.

This delightful cottage offers relaxed village living with plenty of charm and character.

**** PETS CONSIDERED ****

Properties in this area are in high demand, and early viewing is strongly recommended to fully appreciate the space, location, and convenience this home has to offer.

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TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks' rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late rent payment determined by the Tenant Fees Act 2019



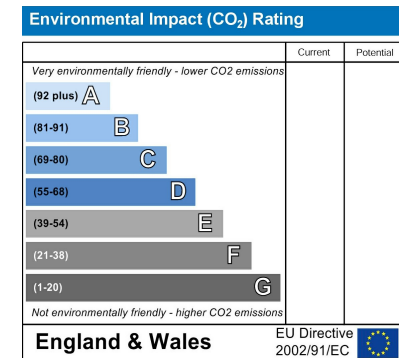
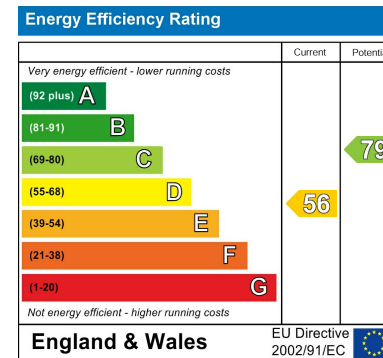
VIEWING APPOINTMENT

Date: _____

Time: _____

Meeting: _____

01949 878690



Council Tax Band



DIRECTIONAL NOTE

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Impressed by the quality of this brochure?

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