



9 HIGH STREET

COLSTERWORTH, GRANTHAM, NG33 5NE

£600 Per month

Part furnished

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 garden 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.

LOUNGE
12 x 12'11
with open fire and radiator.

BEDROOM
8 x 12'11
A double bedroom with radiator.

BATHROOM
Comprising of a three piece suite to include low flush WC, sink, panelled bath with shower over, tiled splashbacks, radiator and vinyl flooring.

KITCHEN
Comprising of a range of eye and base level units, stainless steel sink, electric oven, radiator, tiled splashbacks, vinyl flooring.

UTILITY ROOM
Radiator, wall mounted Worcester Bosch combi boiler, space for washing machine and fridge freezer.

OUTSIDE
Rear garden is mainly laid to lawn with brick built workshop/store. Please note neighbouring properties have right of way to rear of garden. To the front there is a large lawned garden enclosed by mature hedging. On street parking available to the front.

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.

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).

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and curtain poles 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 : E 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.

PART - CARPETS AND CURTAIN POLES ONLY.



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:	<p>This property has an Energy Performance Efficiency Rating Band E.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate</p>
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