



4 Wesley Court

Market Rasen, LN8 3TJ

£725 pcm

This modern townhouse is located in a quiet cul-de-sac. It has been freshly redecorated and features a stylish grey kitchen with built-in appliances. The spacious lounge opens up to the garden through double doors, and there's also a handy downstairs WC. Upstairs, you'll find two double bedrooms and a bathroom. The property includes allocated parking and is conveniently situated in the town centre, just a short walk from shops, amenities, and the train station.



LOCATION

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').

ACCOMMODATION

This modern townhouse has been freshly redecorated and features a stylish grey kitchen with built-in appliances. The spacious lounge opens up to the garden through double doors, and there's also a handy downstairs WC. Upstairs, you'll find two double bedrooms and a bathroom.

OUTSIDE

The property includes a garden to the rear and allocated parking to the front of the property.

RENT AND DEPOSIT

The asking Rent for the property is £725.00 per calendar month and the Tenancy Deposit is £835.00 (equal to 5 weeks' rent).

TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/fixed term unless negotiated otherwise.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.



- Quiet Cul De Sac Location
- Newly Decorated
- Allocated Parking Space
- Modern Town House
- Kitchen with Integrated Fridge Freezer
- 2 Bedrooms & Bathroom
- Downstairs WC
- Close to Shops and Facilities
- EPC Rating - B
- Council Tax Band - A

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.