



## 6 Pitomy Drive

Collingham, Newark, NG23 7QS

**£925 pcm**

### **VIEWING REQUIRED!**

Early viewing of this well-presented three bedroom home is recommended to appreciate the standard of accommodation on offer. The property boasts internal accommodation including: Entrance Hall, WC, Lounge, Dining Kitchen, 3 Bedrooms & Family Bathroom. the property also benefits from Front and Rear Gardens, Carport and Off Street Parking.



### LOCATION

The property is located within the established village of Collingham, located approximately 15 miles from Lincoln City centre and 6 miles from Newark. There is a good range of local amenities in the village including shops, schools and leisure facilities, in addition convenient road and rail networks.

### ACCOMMODATION

The property provides well-presented internal accommodation briefly comprising: Entrance Hall, WC, Lounge, Dining Kitchen with patio doors leading to Rear Garden, breakfast bar and integral dishwasher, oven, 4 ring gas hob and extractor fan. Stairs and Landing leading to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom. The property also benefits from gas central heating and double glazing.

### OUTSIDE

Gardens are located to the front and rear of the property. There is a carport providing off street parking with an additional parking space also available.

### RENT AND DEPOSIT

The asking Rent is £925.00 PCM and the Tenancy Deposit is £1065/ equal to 5 weeks Rent.

### TENANCY TERM

The property is to be let with an initial 12-month fixed term, unless negotiated otherwise.

### CHARGES TO TENANTS

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.

- **3 Bedroom Home**
- **Lounge & Dining Kitchen**
- **Desirable Location**
- **Good Access to Local Amenities**
- **Front & Rear Gardens**
- **Ground Floor WC & Family Bathroom**
- **Car Port & Allocated Parking**
- **Viewing Recommended**
- **Council Tax Band - B**
- **EPC Energy Rating - B**

