



6 Willow Court, Cemetery Road

Wragby, Market Rasen, LN8 5PA

£800 pcm

AVAILABLE NOW

Briefly comprises of; Open Plan Living Accommodation and Kitchen with downstairs WC. Upstairs are two Bedrooms with Bathroom having shower over the bath. Off street driveway Parking and enclosed Rear Garden.



LOCATION

The property is located in the heart of the village of Wragby just on the edge of the Lincolnshire Wolds. Wragby has plenty of local amenities and good transport links to Lincoln and Market Rasen.

ACCOMMODATION

Well-presented two Bedroom home, available now with internal accommodation comprising of; Open Plan Living Accommodation and Kitchen leading to a downstairs WC. Upstairs are two double Bedrooms, with built in storage to Bedroom two. The Bathroom consists of bath with shower overhead.

OUTSIDE

Off road driveway parking to the front. Enclosed courtyard to the rear.

RENT & DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00

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/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through Mundys

- **Two Double Bedrooms**
- **Popular Village of Wragby**
- **Driveway to the Front**
- **Enclosed Rear Garden**
- **Open Plan Kitchen / Lounge**
- **Bathroom with Shower Overhead**
- **Downstairs WC**
- **Electric Car Charging Point**
- **Council Tax Band - B (East Lindsey District Council)**
- **Viewing Highly Recommended**

