



4 Wesley Court

Market Rasen, LN8 3TJ

£795 pcm

TWO BEDROOMS

Briefly comprises of; Entrance Hall, Kitchen, Lounge and Downstairs WC. Upstairs there are two double Bedrooms and a Bathroom. Property benefits from allocated parking.



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 is well presented throughout 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. Early viewing recommended.

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 £795.00 per calendar month and the Tenancy Deposit is £915.00 (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/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- **Quiet Cul De Sac Location**
- **Two Double Bedrooms**
- **Allocated Parking Space**
- **Modern Town House**
- **Kitchen with Integrated Fridge Freezer**
- **Close to Shops and Facilities**
- **EPC Energy Rating – B**
- **Council Tax - A - West Lindsey**
- **Viewing Highly Recommended**
- **Gas Central Heating**

