



22a Queen Street

Market Rasen, LN8 3EH

£600 pcm

TWO DOUBLE BEDROOMS!

The property benefits from internal accommodation briefly comprising of Dining Kitchen, Lounge, Shower Room, Bedroom one and Bedroom two. Water rates included within the rent



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 guest houses, 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

The property provides well-presented accommodation across two floors. The internal accommodation briefly comprises of Dining Kitchen, Lounge, Shower Room, Hallway and Stairs leading to Bedroom one and Bedroom two. The property also benefits from electric storage heating and double glazing. Viewing is highly recommended to appreciate the condition and size of the accommodation on offer.

OUTSIDE

On street parking is available within the local area. Permit can be purchased for the local authority car park and further information can be provided by the local authority.

RENT AND DEPOSIT

The asking Rent for the property is £600 per calendar month and the Tenancy Deposit is £690 (equal to 5 weeks' rent). The Holding Deposit for this property is £135. **Please note, water rates are included within the rent.**

TENANCY TERM

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

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/>

VIEWING

By prior appointment through Mundys.

NOTE

In order to comply with the Property Misdescriptions Act 1979 we must point out that the Landlord(s) are members of staff at Mundys.

- Two Double Bedrooms
- Duplex Apartment
- Viewing Highly Recommended
- Water Rates included in rent
- Lounge & Dining Kitchen
- Desirable Location
- Good Access to Local Amenities
- Council Tax Band - A
- EPC Energy Rating - E
- Viewing Highly Recommended

