



The Apple Barn, East Barkwith Road

West Torrington, Market Rasen, LN8 5SQ

£1,200 pcm

We are delighted to market this fully renovated, bespoke Barn Conversion in the sought after location of West Torrington. The property has been finished to a high standard retaining several original features and briefly comprises; Entrance Hall, double Bedroom with fitted wardrobes and French doors to the Gardens, Bedroom 2 / Office, Bathroom with separate shower, Utility Room and open plan Lounge and Kitchen with stunning floor-to-ceiling window to the rear. The property is situated on a large plot with a long Driveway, Patio Seating Area and Wraparound Gardens. Viewing is highly recommended to appreciate the accommodation on offer.



LOCATION

Situated in a non-estate location within the quiet village of West Torrington, the site enjoys a peaceful setting while being conveniently located just a short drive from Market Rasen and Wragby. Market Rasen is a thriving Market Town with a train station and bus services providing regular links to Schools, larger Towns and City networks. Market Rasen boasts a renowned Racecourse and a wonderful range of local independent retail outlets, regular markets, restaurants, public houses and good local schooling; Primary Schooling – Market Rasen C of E Primary, Secondary Schooling – De Aston School. Wragby boasts a range of local amenities and facilities such as shops, pubs and local swimming pool. The property also offers excellent access to the market towns of Horncastle, Louth & the historic Cathedral City of Lincoln.

ACCOMMODATION

The internal accommodation has been finished to an especially high standard and briefly comprises; Entrance Hall, double Bedroom with fitted wardrobes and French doors to the Gardens, Bedroom 2 / Office, Bathroom with separate shower, Utility Room and open plan Lounge and Kitchen with stunning floor-to-ceiling window to the rear.

OUTSIDE

The property is situated on a large plot with a long Driveway, Patio Seating Area and Wraparound Gardens.

RENT AND DEPOSIT

The asking Rent for the property is £1200.00 per calendar month and the Tenancy Deposit is £1380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00

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.

- **Two Bedroom Barn Conversion**
- **Gated Entrance & Long Driveway**
- **Large Gardens & Patio Seating**
- **Monthly Grass Cutting Included**
- **Brand New Interior**
- **Master Bedroom and Bedroom 2 / Office**
- **Open Plan Kitchen Lounge**
- **Pets Considered**
- **EPC Rating C**
- **Council Tax Band B**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.