



15 Twell Fields

Welton, Lincoln, LN2 3FZ

£900 pcm

DRIVEWAY AND EV CHARGING POINT! The property offers well-presented accommodation briefly comprising an Entrance Hall, Lounge, Kitchen Diner with access to a Utility Room and downstairs WC, Stairs leading to the First Floor Landing with access to two double Bedrooms and a Bathroom with bath and shower overhead.



LOCATION

Twell Fields is situated in the popular village of Welton, just off Ryland Road, within easy reach of the village's well-regarded amenities. Welton offers a Co-op Food Store, cafés, takeaways, local pubs, a medical centre, and Welton Library, all within convenient walking or short driving distance. The property is also well placed for William Farr Secondary School and Welton St Mary's Primary School.

ACCOMMODATION

Available now and immaculately presented throughout following recent redecoration, this home offers internal accommodation comprising an Entrance Hall leading to the Lounge, Kitchen Diner with patio doors opening onto the rear courtyard, downstairs WC accessed via the extended Utility Room, stairs leading to the First Floor Landing providing access to two double bedrooms, Bedroom one features built-in wardrobes and the Family Bathroom includes a bath with overhead shower.

OUTSIDE

The property features a block-paved driveway to the front providing parking for two cars, along with an EV charging point. To the rear, there is an enclosed garden which includes a patio area, a shed and a raised decking area.

RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

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/>

VIEWINGS

By prior appointment through Mundys.

- Available Now
- Immaculately Presented
- Newly Decorated Throughout
- Kitchen Diner & Utility
- Driveway & EV Charging Point
- Enclosed Garden with Patio
- Downstairs WC
- Family Bathroom with Bath and Shower Overhead
- EPC Energy Rating - B
- Council Tax Band - A (West Lindsey District Council)

