



18 St. Marys Avenue

Welton, Lincoln, LN2 3LN

£900 pcm

SINGLE GARAGE & ALLOCATED PARKING – The property briefly comprises of an Entrance Hall leading to the Lounge and Dining Kitchen with stairs rising to the First Floor Landing leading to two Bedrooms and a Family Bathroom. There are pebbled courtyard areas to both the front and rear of the property.



LOCATION

St. Mary's Avenue is set within the heart of Welton, a well-served village north of Lincoln. The property sits just off Ryland Road, placing it within easy reach of Welton's amenities including the Welton Health Centre, local shops, cafés, and the popular Black Bull pub. William Farr Secondary School is also close by, along with green spaces and play parks throughout the village. Good transport links run via the A46 and regular bus services, providing straightforward access into Lincoln and neighbouring villages.

ACCOMMODATION

The internal accommodation is well maintained throughout and briefly comprises of an Entrance Hall leading to the spacious Lounge and Dining Kitchen, with patio doors from the Dining Area opening onto the rear courtyard. Upstairs there are two double Bedrooms, with Bedroom one featuring built-in wardrobes and Family Bathroom which includes a bath with shower overhead.

OUTSIDE

Pebbled courtyard areas are located to the front and rear of the property, along with a Single Garage and Allocated Parking.

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.

THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Two Double Bedrooms
- Kitchen Dining Room
- Family Bathroom with Shower
- Pebbled Courtyard to Front & Rear
- Quiet Village Location
- Single Garage & Allocated Parking
- Storage to Bedroom One
- Energy Performance Rating - C
- Council Tax Band - A (West Lindsey District Council)



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.