



**RENTAL
£850 PCM**



17a Trafalgar Square, Long Sutton, Lincolnshire, PE12 9HB

TO LET - UNFURNISHED
AVAILABLE 4/9/2024

Welcome to this charming semi-detached bungalow located in the picturesque Trafalgar Square, Long Sutton. This delightful property boasts 1 reception room, perfect for entertaining guests or simply relaxing after a long day. With 2 cosy bedrooms, there is ample space for a guest to stay over. The property also features a well-appointed shower-room.

Situated in a serene neighbourhood, this bungalow offers a peaceful retreat from the hustle and bustle of city life. The convenience of parking for 2 vehicles adds to the appeal of this lovely home, making it ideal for visitors arriving by car.

Whether you're looking for a cozy abode to call your own or a tranquil getaway in the heart of Long Sutton, this bungalow presents a wonderful opportunity to create lasting memories in a beautiful setting. Don't miss out on the chance to make this charming property your own slice of paradise in Trafalgar Square.

NB RENT TO INCLUDE The Electricity, Water Rates and garden maintenance.

LONG SUTTON

TO LET UNFURNISHED -
AVAILABLE 4/9/2024

A modernised Two Bedroom Semi - Detached Bungalow with Period Features. The older-style bungalow has been nicely modernised with a kitchen/shower-room etc and has retained some charming original features. The bungalow occupies a pleasant non-estate residential setting and is accessed via a long private driveway. Gas central heating. The property has loft insulation and cavity wall insulation.

Comprising:- Hallway, Living Room, Bathroom, Two Bedrooms and a Dining Kitchen. Off-road parking for two cars.

NB RENT TO INCLUDE The Electricity, Water Rates and garden maintenance.

FREE REFERENCING AND NO OTHER ADMINISTRATION COSTS WHEN YOU APPLY FOR THIS TENANCY. NO CHECK-OUT FEES OR HIDDEN COSTS.

EPC: BAND D

RENT

£850.00 per calendar month, exclusive of all outgoing (gas, Council Tax. Payable monthly in advance by Standing Order. The rent is inclusive of Water Rates. and Electricity and garden maintenance. NB The rent will be increased when the new main drains sewage system has been fitted.

NOTE

NB RENT TO INCLUDE The Electricity, Water Rates and garden maintenance.

TENANCY

Fixed term of twelve months or longer by arrangement on an Assured Shorthold Tenancy Agreement. Renewable thereafter by agreement with both Landlord and Tenant.

PROOF OF RESIDENCY

Each prospective occupant aged 18 years or over will be asked to complete an application form. Once the application forms have been submitted to our office we will arrange for you to view the property. In the meanwhile please let us know if you would like to see a copy of our standard Tenancy agreement.

Once your application has been accepted we will ask you to provide us with proof of your identity and proof of residence.

SURETY DEPOSIT

A Surety Deposit of £980.00 will be required to be refunded at the end of the tenancy less any unpaid rent, services, dilapidations not due to fair wear and tear.

TENANT PROTECTION

Geoffrey Collings & Co is a member of the Tenancy Deposit Scheme which is a Government approved deposit protection scheme. We are also members of the RICS Client Money Protection Scheme. Additionally, we are members of the Tenancy Dispute Service which is an independent arbitrator of disputes regarding deposits.

PERMITTED PAYMENTS

When you sign the Tenancy Agreement we will ask you for a Deposit equal to 5 weeks rent, and rent for the first calendar month.

During the tenancy you will be responsible for payment of the rent and payment to the utility provider(s) of Electricity, Gas and Water. Plus Council Tax, TV licence and communications (e.g. landline and broadband).

We will ask you to pay £30.00 (including Vat) if we are asked to replace a lost key. The Landlord will require you to refund the cost of replacing lock if all the keys to the lock(s) are lost.

A request to change the Tenancy (eg to remove the name of one of the tenants) must be made in writing signed by ALL the tenants and is subject to the approval of the Landlord.

The cost of providing a new Tenancy Agreement, changing the deposit info, etc, will be confirmed at THE TIME OF THE REQUEST.

We will ask you for payment of any unpaid rent and reasonable costs if you request an early termination of the tenancy. As well as the rent, you will be responsible for all Services and the Security of the property until such time as the property is re-let, at which point your tenancy will be terminated, subject to the Landlord agreeing to an early termination.

We will ask you to make other permitted payments allowed by legislation including contractual damage (e.g. damage to the property and to fixtures and fittings not due to fair wear and tear, and not comprising an insured loss).

ACCOMMODATION

LIVING ROOM

12'09" x 21'07" (3.89m x 6.58m)

Feature surround to electric fire. Attractive bay window. Carpet. Curtains. (new curtains have been fitted since these photographs).

KITCHEN

12'0" x 12'02" (3.66m x 3.71m)

Fitted base units with preparation surfaces over. Stainless steel sink. Space for a dining table and chairs. Feature brick fire-place (now blocked off). Space and plumbing for a washing machine. Space for a cooker. Wood style flooring.

BEDROOM 1

12'03 x 8'0" (3.73m x 2.44m)

Carpet. Curtains. Radiator.

BEDROOM 2

8'10" x 6'01" (2.69m x 1.85m)

Carpet. Curtains. Radiator.

SHOWER ROOM

Neat white suite comprising a shower cubicle with electric shower, pedestal hand basin and a low-level W.C. Ladder style radiator.

GARDEN

Secluded lawned garden behind the light-coloured intermediate Leylandii hedge up to an including the red-painted shed. Gardens to be maintained by the Landlord.

PARKING

Reserved parking for at least two cars to the rear of the property.

ALL MAINS SERVICES

Please phone Anglian Water for details of the Water Rates (telephone Freephone 08457 145145).

ADDITIONAL INFORMATION

Further particulars and arrangements to view may be obtained from the Long Sutton office of Geoffrey Collings & Company Monday to Friday 9 am to 5.30 pm. Saturday 9 am to 1 pm.

NOTE: In cases where the deposit is held by ourselves, any disagreement regarding damaged contents, decorations etc will be referred to the Dispute Service of the Tenancy Deposit Scheme for Regulated Agents.

The Landlord will expect the current good condition of the carpets, kitchen fittings and bathroom fittings to apply at the end of the tenancy.

NO PETS. NO SMOKERS.

A GOOD FINANCIAL REFERENCE AND A GOOD CHARACTER REFERENCE WILL BE REQUIRED.

PLEASE CONTACT LONG SUTTON OFFICE TO MAKE AN APPOINTMENT TO VIEW THIS PROPERTY, BY TELEPHONE 01406 362098 - OR EMAIL:- kathleenfranklin@geoffreycollings.com

Useful websites: www.geoffreycollings.co.uk for details of our services and all our properties. www.multimap.com for a location plan of this property. www.neighbourhood.statistics.gov.uk for information about the people, etc., who live near this property.

IF YOU HAVE A LOCAL PROPERTY TO RENT OR SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS AND COMPANY FOR A FREE MARKETING APPRAISAL.

GEOFFREY COLLINGS & COMPANY ARE MEMBERS OF THE PROPERTY OMBUDSMAN SCHEME.

AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.