



**RENTAL
£925 PCM**



18 Longdon Close, Sutton Bridge, Lincolnshire, PE12 9QX

UNDER APPLICATION

TO LET - UNFURNISHED

AVAILABLE 1/9/2025

A very neat and well presented 2 bedroom detached bungalow, situated in a quiet cul-de-sac, close to the town centre. Benefiting from a large living room with an archway leading into the dining room, a modern fitted kitchen which includes a gas oven and hob, a washing machine and a dishwasher. Large utility room. 2 bedrooms. (Two wardrobes with matching chests of drawers). A modern bathroom with shower over the bath and a folding shower screen. Large conservatory. It also boasts a good-sized rear garden with a patio area, a detached larger than the normal single garage with an electric door. Off-road parking for several cars. Within walking distance to amenities.

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

PLEASE DO NOT COME TO THE OFFICE WITHOUT FIRST MAKING AN APPOINTMENT BY TELEPHONE OR EMAIL
TELE 01406 362098

EMAIL:- kathleenfranklin@geoffreycollings.com

LONG SUTTON

TO LET UNFURNISHED

Minimum of six months or one year on a Fixed Term Assured Shorthold Tenancy Agreement Tenancy. Renewable thereafter by agreement with both tenant and landlord.

Rent £925.00 per calendar month exclusive of all outgoing (i.e. Electricity, Gas, Water Rates, Council Tax etc). Payable in advance by Standing Order.

TENANCY

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.

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 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).

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.

SURETY DEPOSIT

A Surety Deposit of £1067.00 will be required to be refunded at the end of the tenancy less any unpaid rent, services, or dilapidations not due to fair wear and tear.

ENTRANCE PORCH

UPVC double glazed front door.

HALLWAY

Loft access. Telephone socket. Power points. Radiator. Thermostat. Shelved airing cupboard.

CLOAKROOM

Textured and coved ceiling. UPVC double glazed window. Low-level W.C. Wall-mounted hand-basin.

LIVING ROOM

Textured and coved ceiling. Aerial socket. Power points. Radiator. Decorative hearth with built-in coal effect electric fire. Curtains. UPVC double glazed, sliding patio doors to conservatory. Archway leading into the Dining Room.

DINING ROOM

Textured and coved ceiling. UPVC double glazed window. Power points.

CONSERVATORY

Sliding doors lead off of the living room. There a curtains to the sliding doors. Sloping poly-carbonate roof. Part brick and part UPVC double glazed windows. Exterior door to each end of the conservatory. Tiled floor. Roller blinds to all of the windows.

KITCHEN

Textured and coved ceiling. UPVC double glazed window. Range of modern wall and base units with worktops over. Tiled splash backs. Kitchen sink with drainer and mixer taps. Built-in gas oven and gas hob with extractor fan over. Washing machine - will not be replaced when it fails. Dishwasher, which will not be replaced when it fails. Wall-mounted Worcester boiler, which is housed in one of the wall cabinets. Power points. Smart meter for electricity and gas.

UTILITY

There is not a water supply in this room. This is a large room with modern cupboards fitted to the wall. Power points.

BEDROOM 1

Textured and coved ceiling. UPVC double glazed window. 2 x wardrobes with matching chests of drawers. Radiator. Power points.

BEDROOM 2

Textured and coved ceiling. UPVC double glazed window. Radiator. Power points.

BATHROOM

Textured and coved ceiling. UPVC double glazed window. low-level W.C. Pedestal hand basin. Bath with a wall-mounted shower over the bath, Fitted folding shower screen. Part tiled walls. Radiator. Extractor fan.

SINGLE GARAGE

Larger than normal garage with an electric door up and over door. Power and lighting.

GARDEN

The rear garden is mainly laid to lawn. Mature plants and shrubs. Bordered with wooden fencing. Outside tap. To the front, laid to gravel with mature plants and shrubs. Shared driveway. Off-road parking leading to detached single garage.

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 4 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.

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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.

SUTTON BRIDGE

Sutton Bridge has a range of shops and amenities, plus, a challenging Golf Course. Also, the addition of the newly constructed Marina on the nearby tidal River Nene. The busy Market Town of Long Sutton is also situated approximately 3 miles away from Sutton Bridge, which has further amenities, local restaurants and schools etc. There is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is in Norfolk. Both towns are about 13 miles away and both have onward coach and rail links. There is also a bus service to the Market Town of Wisbech which is about 10 miles away.

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.