



**RENTAL
£775 PCM**



1 Highgrove, Long Sutton, Long Sutton, Lincolnshire, PE12 9ER

LET AGREED

TO LET-UNFURNISHED - AVAILABLE IMMEDIATELY

A 2 Bedroom detached bungalow. Excellent residential location of modern and well-spaced detached properties all in private ownership/well cared for. Gas Central Heating. UPVC double glazing. Hall. Sitting Room. Well fitted kitchen, with units installed and an electric cooker. Two bedrooms. Neat Shower room. Garage plus off-road parking.

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

The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The market is held every Friday in Market Square. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

LONG SUTTON

THE BUNGALOW IS TO LET - UNFURNISHED.

Fixed Term initially of one year on an Assured Shorthold Tenancy Agreement. Renewable thereafter by agreement with both tenant and landlord.

Accommodation:-

A 2 Bedroom detached bungalow. Excellent residential location of modern and well-spaced detached properties all in private ownership/well cared for. Gas Central Heating. UPVC double glazing. Hall. Sitting Room. Well, fitted kitchen. Two bedrooms. Neat bathroom. Garage plus off-road parking.

TENANCY

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

RENT:- £775.00 pcm per calendar month exclusive of all outgoing (i.e. Electricity, Water Rates, Gas, Council Tax, etc). Payable monthly in advance by standing order.

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.

We will ask you to pay £50.00 (including VAT) if you ask us to change the Tenancy Agreement and the Landlord agrees to the changes (e.g. removing the name of one of the tenants or adding another).

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 l

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 £894.00 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.

Entrance Porch

With half glazed UPVC entrance door with side screen. Interior door with side screen giving access to the hall.

Entrance hall

Radiator BT socket. Central heating thermostat. Power point. Airing cupboard with cylinder and shelving with a top cupboard over.

Sitting Room

12'8" x 11'8" (3.86m x 3.56m)

Radiator. Power points. TV socket. Gas fire. Vertical blind. New carpet. Centre light fitment.

Kitchen

Having a range of attractive base units including a glazed cabinet. A good run of work surface, incorporating a stainless steel sink and draining board. Tiled splashback. Space and plumbing beneath the work surface for an automatic washing machine. Panel for an electric cooker. Electric cooker. Power points. Ideal Mexico gas fired boiler supplying central heating and domestic hot water systems. TV point. Telephone point. Central heating control panel. Pantry off. Half glazed UPVC entrance door. New vinyl flooring.

Bedroom 1

11'8" x 11'4" (3.56m x 3.45m)

Carpet. Curtains. Electric sockets.

Bedroom 2

10'9" x 9'9" (3.28m x 2.97m)

Carpet. Curtains. Electric sockets.

Shower room

Shower cubicle. Hand basin. W.C. Extractor fan. Shaver point.

Outside

The property is accessed via a gravelled driveway leading to an attached garage with an up and over door, power and light, timber window and door to the rearThe bungalow stands behind a neat garden. Trim lawn. Heather borders. The shingle drive leads to the brick built garage. New wooden fence to the left-hand side of the garden.

Garage

Single garage.

Rear garden

The easy to maintain is hardly overlooked.

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. Non Smokers.

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

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

TELEPHONE 01406 362098

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.