



**RENTAL
£800 PCM**



122b London Road, Long Sutton, Lincs, PE12 9EF

TO LET - UNFURNISHED
AVAILABLE 1/11/2024

Welcome to this charming 3 bedroom semi-detached house located on London Road in the picturesque village of Long Sutton, Lincolnshire. This property boasts a warm and inviting atmosphere with its spacious reception room, perfect for relaxing with your family. The third bedroom is suitable for a home office. Enclosed rear garden.

One of the standout features of this property is the parking space available for 2 vehicles, a rare find in many properties in this area. Say goodbye to the hassle of searching for parking after a long day at work!

Whether you're looking to settle down in a peaceful village setting or seeking a lovely family home, this semi-detached house on London Road offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this house your new home!

LONG SUTTON

TO LET UNFURNISHED - AVAILABLE SOON

This three bedroom semi-detached house is located close to the town centre and amenities including bus stops and the Peele School. Comprising:- Lounge, Modern Kitchen with space for a table and chairs, Cloakroom. Bath with shower over the bath. Residents off road parking. Enclosed rear garden.

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

Long Sutton is a small but busy Market Town with a good range of amenities. 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.

EPC Band: D.

TO LET UNFURNISHED - AVAILABLE 1/11/2024

Initially for 12 months on a Fixed Term Assured Shorthold Tenancy. Renewable thereafter by agreement.

RENT: £800.00 per calendar month exclusive of outgoings (i.e. Electricity, Gas, Water, Council Tax, Telephone etc). Payable monthly in advance by standing order.

ACCOMMODATION: Living Room, Dining Kitchen, Downstairs Cloakroom, 3 Bedrooms, Bathroom, with shower over the bath, 2 Residential Parking spaces. Enclosed low maintenance rear Garden.

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, 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).

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

Surety Deposit of £923.00 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.

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ENTRANCE HALL

LIVING ROOM

48'5" x 9'10" (14.78m x 3.02m)

This measurement excludes the bay window.

KITCHEN

13'3" x 12'10" (4.06m x 3.93m)

Range of modern units. A cooker. . Space and plumbing for a washing machine. Space for a slim-line fridge freezer.

Gas fired boiler. Storage cupboard off.

CLOAKROOM

Hand basin, downstairs W.C.

BEDROOM 1

10'7" x 9'6" (3.23m x 2.90m)

A cupboard off.

BEDROOM 2

12'2" x 6'2" (3.71m x 1.89m)

Includes a storage cupboard off.

BEDROOM 3

7'3" x 6'10" (2.21m x 2.10m)

BATHROOM

Panelled bath, pedestal hand basin and a W.C. Shower unit over the bath and a shower screen.

ENCLOSED REAR GARDEN

With a gate to the side entrance.

Shingle.

PARKING

2 reserved parking spaces at the front of the property.

DIRECTIONS

Travelling from our office on the main road in the centre of Long Sutton, head east along the High Street and London Road, towards Kings Lynn. The property can be found on the right hand side opposite the Ship public house.

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 5.30pm. Saturday 9am to 4pm.

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 TELE 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.

PLEASE NOTE THESE PHOTOGRAPHS WERE TAKEN APPROXIMATELY 2 YEARS AGO

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.