



# THOMLINSONS

— 1870 —

## Terms & Conditions

### As per the Tenant Fees Act June 2019 you are responsible for

- Paying a holding deposit (equivalent to one week of the monthly rent)
- Paying a deposit equivalent to 5 weeks rent
- Paying your rent monthly in advance
- Paying all utilities and council tax bills during term of lease
- Adhering to a property inspection schedule
- Care of property and inventory
- Ensuring all references and credit checks are satisfactory
- Insuring own contents/possessions

### Restrictions with a tenancy agreement

Some restrictions may include:

- You will be prevented from running a business from the property.
- Pets. Some landlords will not accept pets. Those who do may require additional cleaning to be paid for on termination of the lease.
- Smoking. Landlords will not permit smoking in the property. If it's evident you have smoked then you may become liable for re-decoration costs.
- HMO We do not accept Multiple Occupancy

### Moving In

The Assured Shorthold Tenancy Agreement will be available along with the Inventory prior to signing. We recommend you read the AST before signing giving you an opportunity to familiarise yourself with all the details and prepare any questions.

On your move in date an appointment will be made for the keys to be collected from our office.

Once you have moved into your property you have seven working days to check the inventory and hand this back to us (managed only). If there is anything we have missed or something needs fixed please note this on the inventory and return to us.

### Moving Out

If you wish to leave the property at the end of the tenancy, you must give us one month's notice in writing. Should you wish to leave before the Tenancy End Date you will be charged an Early Termination Fee of £660 Inc. VAT.

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## The Willows, 66a Main Street, Thorne LS14 3BU

£2,500 pcm



OPEN PLAN KITCHEN | IMMACULATE | VILLAGE LOCATION | EN-SUITE | THREE BEDROOMS

An immaculate three bedroom extended property situated in the sought after location of Thorne with accommodation as follows: Hall, good size open plan kitchen with appliances, lounge, master bedroom with en-suite and walk in wardrobe, two further bedrooms and house bathroom. Enclosed garden and off street parking.

UNFURNISHED NO PETS OR SMOKERS



01937582748 | [www.thomlinsons.co.uk](http://www.thomlinsons.co.uk)







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## Directions

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## Accommodation Comprises

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### GROUND FLOOR

#### ENTRANCE HALL

with marble tiled floor, understairs storage cupboard.

#### GUEST WC

with low level wc and pedestal washbasin

#### LOUNGE

21' 11" x 10' 11" (6.68m x 3.33m) having laminate wood flooring, window to front aspect and French doors to rear

#### OPEN PLAN KITCHEN

16' 9" x 14' 2" (5.11m x 4.32m) tiled floor and having quality range of wall and floor mounted units with worktops over, disposal unit and Quooker tap, integrated oven and induction hob, dishwasher and fridge freezer, wine fridge and breakfast bar. Bifolding doors to garden. door to front.

#### OPEN PLAN DINING AREA

13' 6" x 10' 11" (4.11m x 3.33m) tiled floor and French door to rear aspect

#### OPEN PLAN SNUG AREA

10' 3" x 9' 9" (3.12m x 2.97m) tiled floor and two windows to front and side aspect

#### UTILITY ROOM

7' 9" x 6' 2" (2.36m x 1.88m) worktop with sink

### FIRST FLOOR

landing, with airing cupboard

#### MASTER BEDROOM

13' 2" x 10' 11" (4.01m x 3.33m) with window to front

#### EN-SUITE/WALK IN WARDROBE

having shower cubicle, WC, pedestal washbasin and fitted wardrobes

#### BEDROOM TWO

14' 6" x 9' 3" (4.42m x 2.82m) window to front and built in wardrobes

#### BEDROOM THREE

12' 3" x 8' 11" (3.73m x 2.72m) window to rear and fitted wardrobes

#### HOUSE BATHROOM

luxury house bathroom comprising; part tiled, double vanity washbasin, walk in shower enclosure and window to rear.

#### OUTSIDE

private enclosed rear garden with access through the gate, whilst to the front lies a neat garden with shrubs and off street parking.

#### COUNCIL TAX BAND F

