

8 Abbot Street

Lincoln, LN5 7SN

£900 pcm

THREE STOREY HOME, AVAILABLE NOW

Internal accommodation comprises of a Lounge, Dining Room, Kitchen, Utility Area and WC. The First Floor Landing leads to a Bedroom and spacious Bathroom. The Second Floor Landing leads to Two further Bedrooms. Enclosed courtyard garden to the rear with decked seating area and on street permit parking to the front.





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LOCATION
Abbot Street is situated just south of Lincoln City Centre, within easy reach of the High Street and the range of shops, supermarkets, cafés and other amenities available throughout the city. The nearby High Street provides access to regular bus services and Lincoln Railway Station, while the city centre offers a variety of shopping, dining and leisure facilities. The property's location also provides access to the surrounding road network, including routes towards Newark Road and the A15.



ACCOMMODATION
This deceptively spacious Three Bedroom home is arranged over Three Floors, offering versatile accommodation throughout. The Ground Floor comprises of a Lounge leading through to a Dining Room and Modern Fitted Kitchen, together with a separate Utility Area and WC. The First Floor Landing provides access to Bedroom One and a spacious Bathroom fitted with a separate shower. To the Second Floor, there are Two further Bedrooms. The property offers more space than initially anticipated and an internal viewing is recommended to fully appreciate the accommodation on offer.



OUTSIDE
The property benefits from an enclosed rear courtyard with a decked seating area. On street permit parking is available to the front.

RENT AND DEPOSIT
The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

ASSURED PERIODIC TENANCY
The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

ADDITIONAL FEES
There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - https://mundys.net/additional-fees/



VIEWINGS
By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025
New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at: https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act

- Bay Fronted Mid-Terraced House
- Three Storey Living Accommodation
- Three Double Bedrooms
- Lounge & Dining Room
- Close to Lincoln City Centre
- Fitted Kitchen & Utilty
- Spacious Bathroom with Separate Shower
- Rear Courtyard, On Street Parking.
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman