



## 32 Dear Street

Market Rasen, LN8 3BH

**£750 pcm**

### **OUTBUILDING PROVIDING ADDITIONAL STORAGE**

The property briefly comprises of a Living Room leading to a Dining Kitchen and downstairs Bathroom fitted with a shower overhead. Stairs rising to the First Floor Landing provide access to Bedroom One and Bedroom Two. There is a small courtyard area to the rear and on street parking only.



## LOCATION

Dear Street is situated within the market town of Market Rasen. The property is within close proximity to a range of local amenities including supermarkets, independent shops, cafes, takeaways and public houses. Market Rasen railway station is also nearby, providing links to Lincoln, Grimsby and surrounding areas. The town further benefits from schools, leisure facilities and access to the surrounding Lincolnshire countryside.

## ACCOMMODATION

This charming Mid Terraced Home has internal accommodation comprising of a Lounge leading to a Dining Kitchen and downstairs Bathroom fitted with a shower overhead. Stairs rising to the First Floor Landing provides access to Bedroom One and Bedroom Two, both with built-in storage. Please note the photographs were taken prior to the current tenant occupying the property and therefore an in-person viewing is essential.

## OUTSIDE

Small courtyard to the rear with outbuilding providing storage. On street parking only.

## RENT AND DEPOSIT

The asking Rent for the property is £750.00 per calendar month and the Tenancy Deposit is £865.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £170.00

## TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term unless negotiated otherwise.

## 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 is to be implemented in May 2026 and will affect 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>

- Market Rasen Town Centre Location
- Short Walk to Shops and Facilities
- Two Double Bedrooms
- Spacious Lounge & Dining Kitchen
- In Person Viewing Essential
- Outbuilding to the Rear
- On Street Parking to the Front
- Viewing Highly Recommended
- EPC Rating - D
- Council Tax Band - A (West Lindsey District Council)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.